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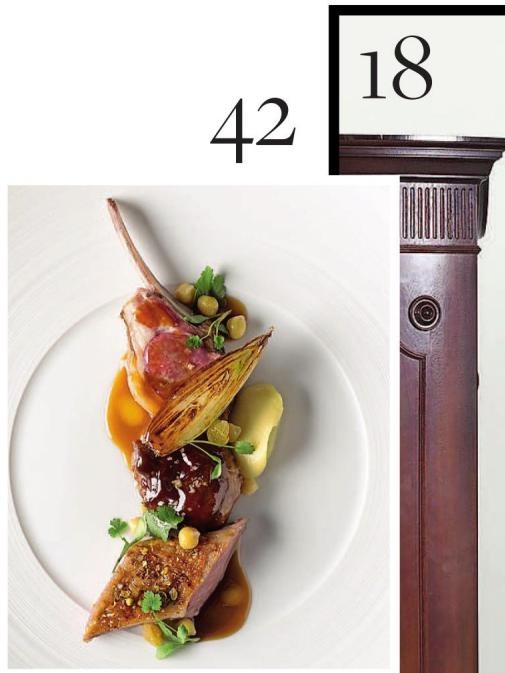
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Letter from the EDITOR



HAIR BY COLA JAFAR AND LOCATION COURTESY OF TRUEFIT & HILL, PHOTOGRAPH BY TIM RONEY
ST JAMES'S (020 7493 8496; TRUEFITANDHILL.CO.UK)

As you would have gathered from last month's double cover special, featuring new London Mayor Sadiq Khan and Zac Goldsmith, we are politically neutral at The Resident. After the excitement of the race for City Hall, we now have the 'Brexit' vote to contend with – which, again, we will approach from a neutral stand point...

It's amazing to think that James Christie opened a sales room on Pall Mall some 250 years ago, selling just a few handy items for the home (plus, wonderfully, a coffin for a gentleman who thought he was about to die and, well, didn't). Today, Christie's host auctions all over the world and thanks to the digital age anyone and everyone can get involved. From Hong Kong to New York, the auction house has plenty of stories, but all eyes will be on London in June when they host a simply stunning loan exhibition of some of the great pieces of art that has passed through their doors.

James Bond is certainly a globetrotter if there ever was one, with each big screen adventure invariably taking him to some far-flung part of the world to daringly escape the jaws of death (he certainly never considered buying a coffin up front). From glamorous ladies to dastardly enemies, you know what you are getting with Bond – and Aston Martin should certainly be a part of that list. I absolutely love our cover this month and, on page 26, you can read about the evolution of the relationship between 007 and his trusty

Aston Martin, with the preceding pages bringing us swiftly back to reality with news on the latest launch they have recently welcomed to their Mayfair showroom.

There are some wonderful interviewees and features in this issue. There is artist Ghizlan El Glaoui, the Moroccan artist with quite a starry past; eyewear designer Tom Davies, who started his career in Hong Kong; Parisian master chef Hélène Darroze; the Indian story of Veeraswamy (or should that be Veerasawmy?); Theo Randall's simply splendid Italian cooking is embraced... As you can see, we are staying very neutral when it comes to the big vote in June. Enjoy the issue.

Mark Kebble, Editor

the
resident

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PORTFOLIO

{ LUXURY INSPIRATION FOR LONDONERS }



SPARKLING KENSINGTON

*Art Antiques London returns to SW7
with over 60 specialist dealers*

Art Antiques London heads to Kensington Gardens from 24-30 June with a reputation as one of the most desirable antiques fairs of the capital's summer season. Showcasing works spanning the centuries, highlights this year include a unique ceramic bird by Pablo Picasso, and this fabulous Art Deco diamond feather clip from Lict and Morrison.

Kensington Gardens SW7; 020 7389 6555; artantiqueslondon.com

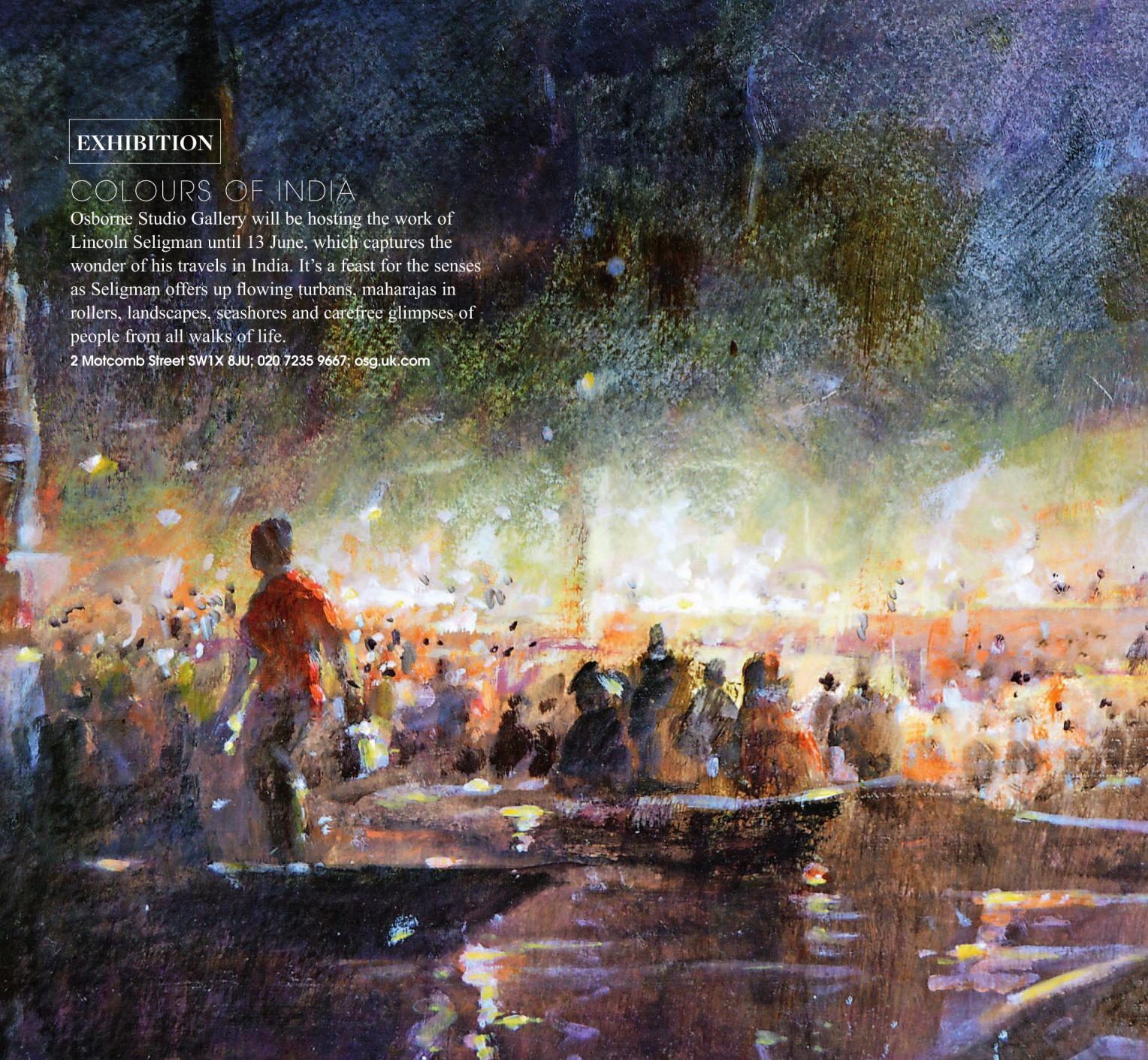
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EXHIBITION

COLOURS OF INDIA

Osborne Studio Gallery will be hosting the work of Lincoln Seligman until 13 June, which captures the wonder of his travels in India. It's a feast for the senses as Seligman offers up flowing turbans, maharajas in rollers, landscapes, seashores and carefree glimpses of people from all walks of life.

2 Motcomb Street SW1X 8JU; 020 7235 9667; osg.uk.com

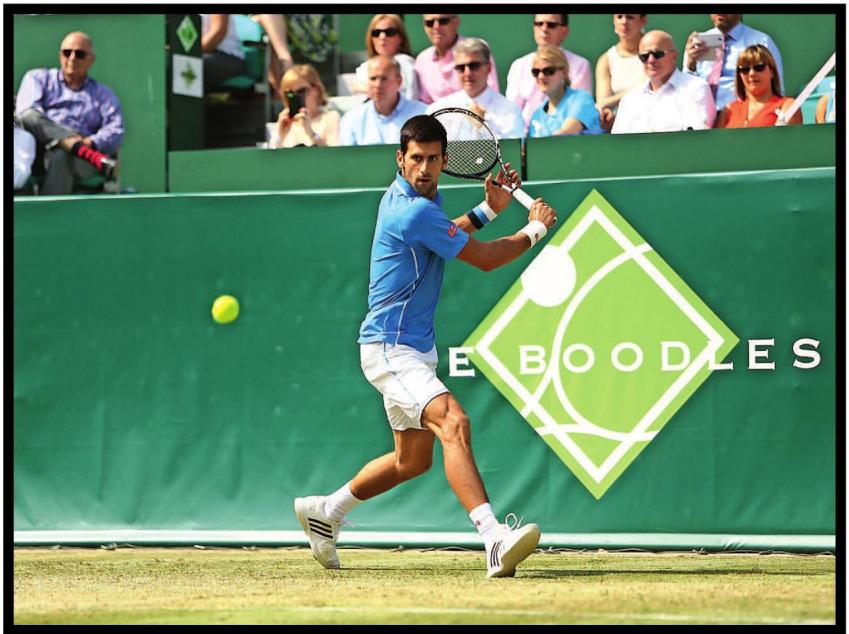


EVENT

Game, set and match

Now into its 15th year, The Boodles is often described as 'one of the highlights of the summer social season', so no wonder it attracts some of the biggest names in tennis for a pre-Wimbledon workout. Hosted within Stoke Park's stunning 300-acre estate in the Buckinghamshire countryside, there is an intimate 1,900 seat purpose built stadium, meaning you will be breathtakingly close to all the action.

The Boodles takes place from 21-25 June and tickets are on sale at theboodles.com



PORTFOLIO

FASHION

French menswear brand AMI, created by Alexandre Mattiussi, has opened its first London flagship boutique on Duke Street, Mayfair. Here you will find a menswear space that exudes the elegant and masculine essence of the AMI brand.
amiparis.fr



SYMBOLIC ARTWORK

Pooya Aryanpour will be bringing his abstract art to Mayfair with an exhibition opening at Sophia Contemporary on 9 June. It's a stunning show of colour and line, form and content, all uniting to create a mysterious whole infused with mysticism and suspense.
sophiacontemporary.com

EVENT

Right at home

The HOUSE Fair, in association with House & Garden, returns for a second year at Olympia London from 22-25 June. Visitors will find over 100 inspiring brands, covering everything from kitchens, lighting and furniture to floor and wall coverings, decorative accessories and interior and garden design, providing a unique resource and specialist expertise.

For tickets and full details, visit thehousefair.com



PORTFOLIO

ACCESSORIES

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Luxury independent label Atelier d'Exception is now available to buy at two of our most iconic hotels, the Dorchester and Mandarin Oriental. Launched in 2014 by Marlis Thalhofer, Atelier d'Exception offers exceptional timeless pieces defined by outstanding shapes, luxurious materials and exclusivity.

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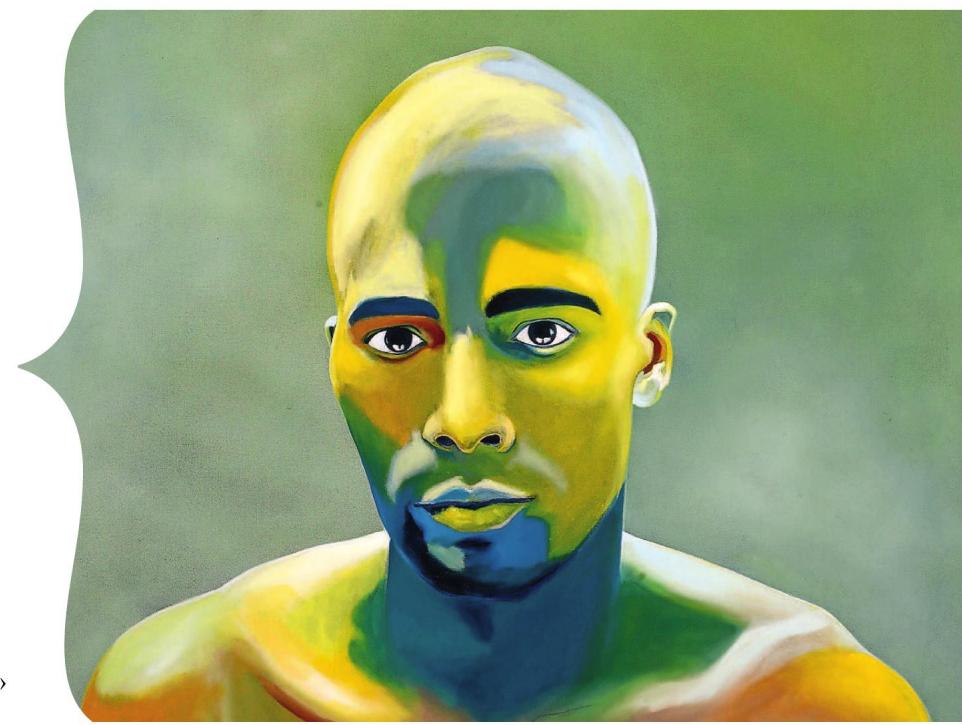


EXHIBITION

Space to thrive

Now into its fourth year, Open Art Spaces – a local art festival in Chelsea, Kensington and Fulham – will take place over two weekends between 24 June-3 July. The festival is about celebrating the artistic culture and creative energy of West London, while promoting neighbourhood businesses and engaging the community. Visitors can experience and purchase the work of their local artists within the very spaces in which they are created.

See full details at openartspace.com



J.B. WISKEY



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JOHN COULTER



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OPEN BOOK

London's garden squares distinguish it from other great cities the world over. All have their ceremonial and market squares, but none have the quantity, quality, and variety of residential squares in our capital. John Coulter's fascinating book takes a historical look at the likes of Grosvenor and Berkeley Squares in this must-read book.

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PORTFOLIO



Erin O'Connor



David Graham, Fat Tony, Naomi Campbell, Marilyn, Boy George and Benedikt Taschen

PARTY

MODEL EVENT

The great and the good of the fashion and entertainment worlds came together to celebrate the launch of Naomi Campbell's limited Collector's Edition Taschen book on 18 April. Hosted at Thomas's, Burberry's all day cafe at their Regent Street store, the supermodel signed copies of *Naomi* as some of Europe's most influential fashion designers, photographers, artists, models and musicians gathered at a Burberry party later in the evening.

All photographs courtesy of Dave Benett / Getty Images



Tinie Tempah



Manolo Blahnik



Mert Alas and Mario Testino



Eva Herzigová, Mario Testino, Naomi Campbell & Benedikt Taschen

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LOT 250

Words
MARK KEBBLE



In 1766, James Christie opened his sales rooms at 83-84 Pall Mall Street, selling, amongst other things, a pair of sheets – and this summer will be a reminder of how innovative he was

Orlando Rock, left, is overseeing the 250th celebrations at Christie's; a photo from the YSL sale at the Grand Palais in 2009



Sitting in the auction room of Christie's South Kensington, inevitably my nose starts to itch as an impressive artefact is announced to the 20 or so people sitting around me (with many more tuned in via the wonders of the digital age, plus a team of experts sitting in a row with telephones glued to their ears). It's a ridiculous thought considering I don't even have a paddle in my hand, but I was particularly taken with the cast of a Tyrannosaurus Rex skull, predicted to go for £3,000 upwards, and the urge to raise my hand and scratch said itch was not dissipating. As the bidding enthusiastically ratchets up a notch, I find myself mentally counting what I actually have sitting in my bank account at that particular moment...

'That sense of theatre and spectacle is fun and exhilarating – it's adrenaline territory as well,' Orlando Rock, Chairman of Christie's UK, nods when I recount my experiences of the previous day. 'You do get that fantastic adrenaline rush, the theatre,

a Lot coming up that you just don't know whether it's going to fly away or you might get cheaply. That's the fun of it and it's important to keep that theatre going. We have done a lot to try and make it as easy as possible for people to bid. Telephone bidding was the first thing, but now Christie's LIVE™ means you can participate remotely wherever you are.'

The auction house has come far since a young Scotsman, James Christie, set up a sales room in 1766 on Pall Mall. Back then his first sale on record included a pair of sheets, two pillowcases, two chamber pots and four irons. 'There was also a coffin at an early sale,' Rock adds, 'from a man who recovered from a serious illness. But Christie also oversaw the first curated sales by contemporary artists. He was best friends with Gainsborough and Reynolds. He was a man of society, understood the theatrical nature of it, and was brave, bold and prepared to take risks.'

>

His legacy is quite something, particularly when you consider art sales by Christie's in 2015 totalled £4.8 billion. Today, Christie's has a global presence with 54 offices in 32 countries and 12 salesrooms around the world. It all means that Rock, who himself recently celebrated 25 years at Christie's, is being kept busy since taking on the role of Chairman, UK, in preparation for the 250th anniversary celebrations. 'It's an amazing privilege to be able to look back over some of the things we have handled in the last 250 years and try to get them all in the building at the same time,' Rock enthuses. 'When we came up with this rather mad idea I did think about how it was going to work, but people have been really generous and are lending us real treasures that are simply not seen. It will be

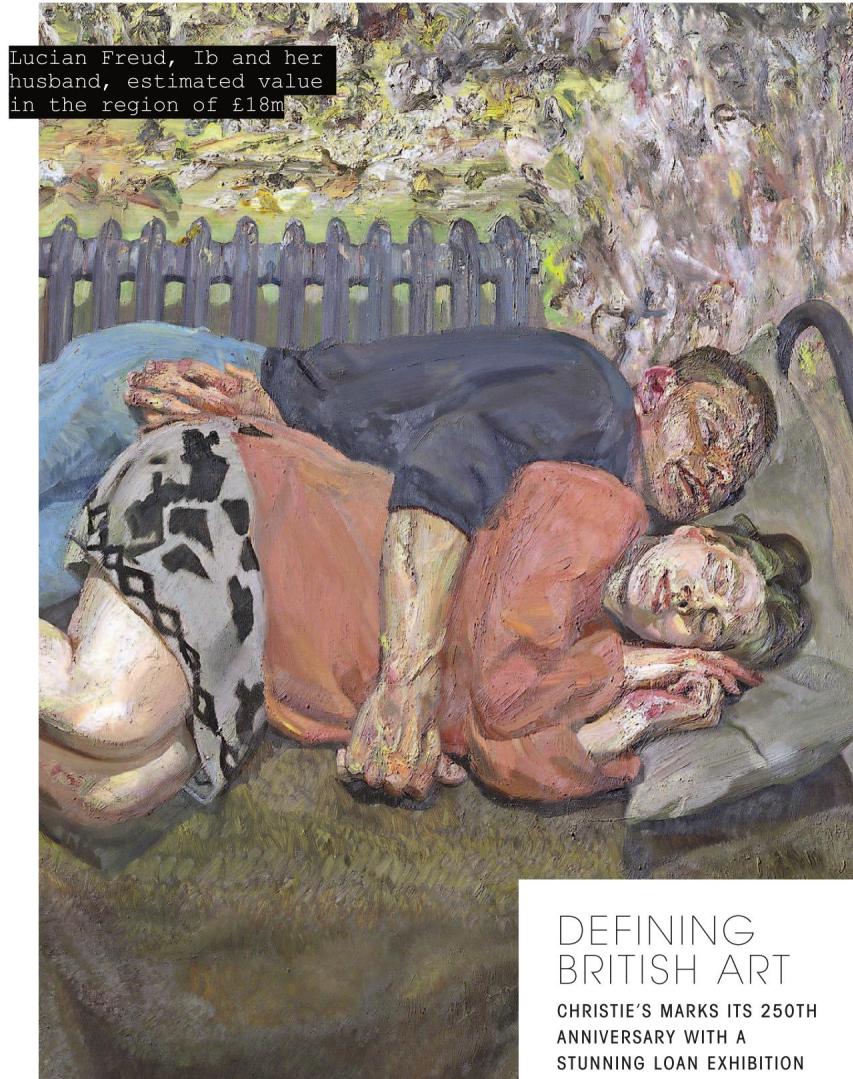
Collectors are some of the most eccentric, bizarre, fabulous, intelligent people we ever come across, the lifeblood of the market

fantastic to have this loan exhibition along with a curated sale that will be entirely complementary.'

It's undoubtedly a huge task, but Rock doesn't show any strain, beguiling company throughout the hour I spend with him. His dry sense of humour – describing his love of collecting as 'a terrible inherited disease' from his father – mixes with humility, describing the people around him as key. 'The things I really enjoy [in the role] are the works of art and the people. Collectors are some of the most eccentric, bizarre, fabulous, intelligent people we ever come across and they are the lifeblood of the market and know more than most of us.'

Does he have a favourite artist? 'I am so eclectic,' he states. 'I am obsessed with William Kent, but I also love surrealism. If I had to choose one thing it would probably be an antiquity, but I am obsessed with Van Dyck, Dobson and 17th century portraits of men in armour. I want to be inspired, like the thing behind you,' he shifts my gaze to the corner of his office, 'a modern zebra head made out of matches by a guy, amazingly, called David Mach! I respond to it straight away. If you look behind it and see how it's made and constructed, I think it's wonderful. Irrespective of the value I think it's a wonderful work of art.'

The flagship location may have shifted slightly from 83-84 Pall Mall to King Street, where we sit today, and despite the global expansion Rock is in no doubt as to the importance of this area to Christie's. 'It's the very DNA,' he says. 'We sprung from here and this is where our roots are. It's very important as a business that we understand where those roots are, as well as looking to every corner of the world.'



Lucian Freud, *Ib and her husband*, estimated value in the region of £18m

DEFINING BRITISH ART

CHRISTIE'S MARKS ITS 250TH ANNIVERSARY WITH A STUNNING LOAN EXHIBITION AND EVENING SALE

Highlighting Britain's extraordinary artistic legacy, Christie's 250th anniversary celebrations in London will be launched with two key events entitled *Defining British Art: a unique loan exhibition of British art, almost all of which have been handled by Christie's in the last 250 years*, to be held from 17 June-15 July, with a specially curated evening sale on 30 June. Both events will present approximately 25 works by masters such as Gainsborough, Reynolds, Constable, Turner, Rossetti, Waterhouse, Leighton, Spencer, Lowry, Moore, Hepworth, Freud, Bacon, Hockney, Auerbach and Hirst, among others. The loan exhibition will also embrace notable works created in England by some leading Continental European artists.

A lot has happened here and across the world in 250 years, but for Rock art will always remain a constant. 'It's a fundamental expression of human brilliance, human suffering and human experience,' he says. 'The one thing that is not a constant is there are huge fluctuations in fashion, tastes, and values. Looking back, it's fascinating to see how incredibly valuable Pre-Raphaelite painters originally were, but 100 years later they were being sold for the values of frames because they were so unfashionable at that time. So the fluctuations are very interesting, but the fundamental human reaction to works of art is in our DNA. It certainly is in mine. Who knows, though, what the digital world will do going forward. Maybe in 100 years time you will be able to have your dream digital collection without having the actual artworks...'

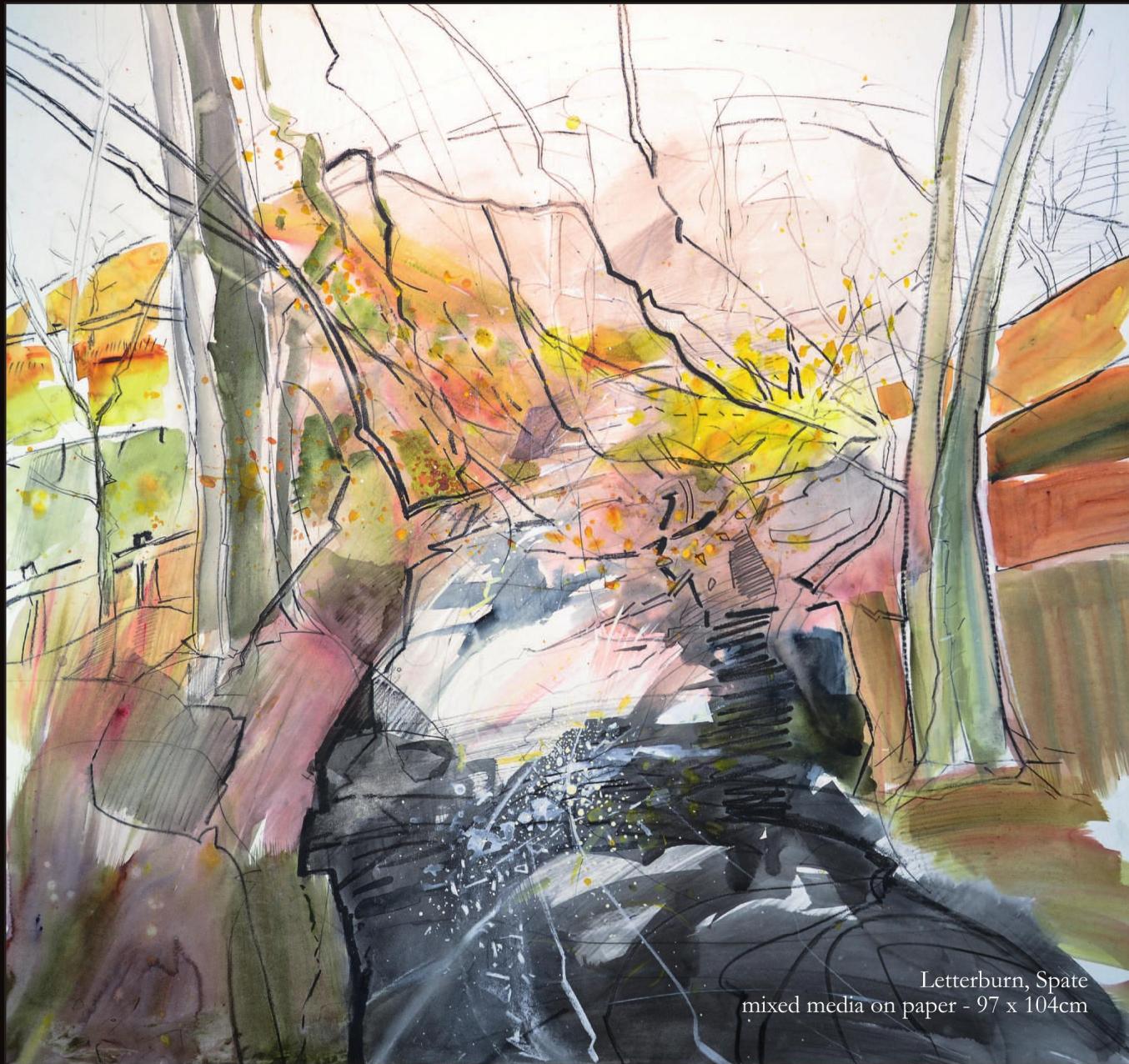
The excitement is building around the 250th anniversary celebrations and I can see myself already in that auction room keen to somehow take part. Rock recounts one story of a digital bidder being successful and then getting itchy feet, blaming – bizarrely – their cat for walking across the keyboard and confirming a bid. Now, that's got me thinking...

Defining British Art will be staged from 17 June-15 July at 8 King Street SW1Y 6QT, with a specially curated Evening Sale on 30 June. For more information, visit christies.com

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 **PARK TERRACE**



VIVACIOUSNESS OF LIFE

From a starry background to creating constantly changing art, time spent with Ghizlan El Glaoui is never dull

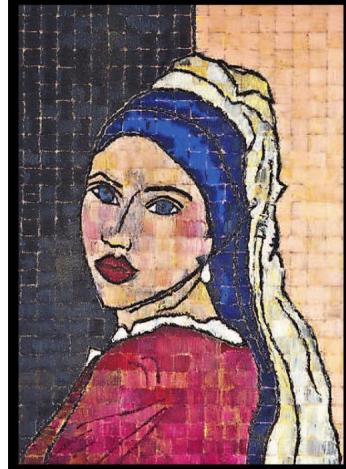
Words MARK KEBBLE

We owe it all to Sir Winston Churchill. 'He came to my grandfather's office in Marrakech and saw one of the horses painted by my father behind a desk and asked who did it. My grandfather said, "It was my son, he's crazy, he wants to go and study art when I want him to do politics". Sir Winston, though, convinced my grandfather to let him study – and so he did.'

Born in Morocco in 1969, Ghizlan El Glaoui's grandfather was the last Pasha of Marrakech no less, and after the intervention of one of our most beloved Prime Ministers, her father went on to become the renowned Moroccan artist Hassen El Glaoui. Glancing to my right, one of his celebrated horse paintings is hanging proudly from the wall, surrounded by the artwork of his daughter, whose studio just off Glebe Place I find myself in today.

Considering her background, was it a cast-iron guarantee that El Glaoui would follow in her father's footsteps? 'No, it was not advised,' she laughs. 'Our mum wanted us to be lawyers or doctors. She came from the modern Givenchy years where everybody was artistic, and her father was also artistic, but she felt there was so much talent out there that very few could succeed in a career as an artist.'

El Glaoui's father, however, was a clear exception. 'I grew up



Ghizlan El Glaoui photographed at her Chelsea studio

in the art room,' she grins. 'I was able to watch one of the masters paint from since I can remember. I ended up wanting to express myself artistically.'

El Glaoui went on to study Arts at the Académie Charpentier and developed a style influenced by her father in the use of light and colour – and gave her a USP in this most competitive of worlds. Following a 'golden ratio' method of painting – 'Mathematically creating a portrait on canvas,' El Glaoui says – her work adopted a squaring method. Add to this the fact she painted on the opposite side of the canvas, as she 'doesn't like painting on white', and it gave her the idea to use backlights through the canvas. Working with a lighting designer, she uses a mix of remote controlled warm and cold light, so that when backlit, the light filters through the canvas to create a translucent effect and an ever-changing image. 'My portraits change throughout the day,' El Glaoui points out. 'It is a piece of artwork, but also an installation that changes during the day.'

Her studio is the perfect place to see her work in its full glory. It's a wonderful day outside and sun pours in through the glass ceiling above us, illuminating all of the work around me. In the course of the 90 minutes I spend with El Glaoui, when the sun dips behind a cloud, the artwork around me does indeed look different. It's compelling and utterly beguiling. 'Mosaics are part of my family's legacy,' she says on the portraiture style. 'They are in my mind when I paint, bringing me back to my roots and the art, culture and colours of Morocco.' And it's all thanks to Sir Winston Churchill.



The studio is the perfect place to highlight her ever-changing work

Ghizlan El Glaoui's paintings are available with a range of framing options and as large scale installations. Prices start from £300-£10,000, Glebe Garden Gallery SW3 5JE; ghizlanelglaoui.com



The DB11 is another beautiful sports car from Aston Martin



LANDMARK LAUNCH

There's a new Aston Martin model on the road, one that Nik Boxall, Dealer Principal at Stratstone Aston Mayfair, says will keep everyone happy

Words MARK KEBBLE



Let's start with the DB11 – an exciting launch for Aston Martin?

Very exciting indeed. This will be the first new model launched since 2012 when the new Vanquish came out and we hope will be the start of an era similar to that created by the outgoing DB9.

What are the stand out features of the DB11?

From the clamshell bonnet all the way to the new LED rear lights, the design team have made yet another beautiful sports car, but for me it's the personalisation that's available on the interior, in particular the seat quilting and broguing that sets it apart from other marques.

Talking technology and Aston Martin and I instantly think of James Bond. Do visitors to the showroom ever comment on the association?

I think the customers quietly enjoy the association, that was evident with the success of the DB9 Bond Edition, but



the comments and references mainly come from tourists and enthusiasts.

How exciting was the DB10 launch specifically for the *Spectre* film?

We not only had a fantastic event at the dealership where customers got to experience the car, we took over a local cinema and invited our Stratstone Club members to an exclusive black tie screening of the film the day it premiered. It was the first time I'd experienced such a large scale event that brought the network together and it was amazing to witness the momentum and morale created. It seemed to have a halo effect upon not just the team, but our customers too.

Stratstone Aston Martin Mayfair has been named the world's bestselling Aston Martin dealership. How important is this recognition to you?

It was an amazing achievement by the team and we take great pride in being



there. We like to build a long term, positive relationship with our clients. It's never about selling the one car, it's about building a great relationship and giving them all the information they need to help them to make the best decision for them.

What do you think makes you stand out?

We go above and beyond for our customers. Nothing is too much trouble. We listen to customer feedback and act on it. When you purchase a vehicle from us you become a member of the Stratstone Club meaning you get exclusive invitations to our special

dealership events and also larger, national scale events that appeal to those that love cars as much as we do. I'd like to think we complement the powerful brand that is Aston Martin with expertise and experience here at Park Lane.

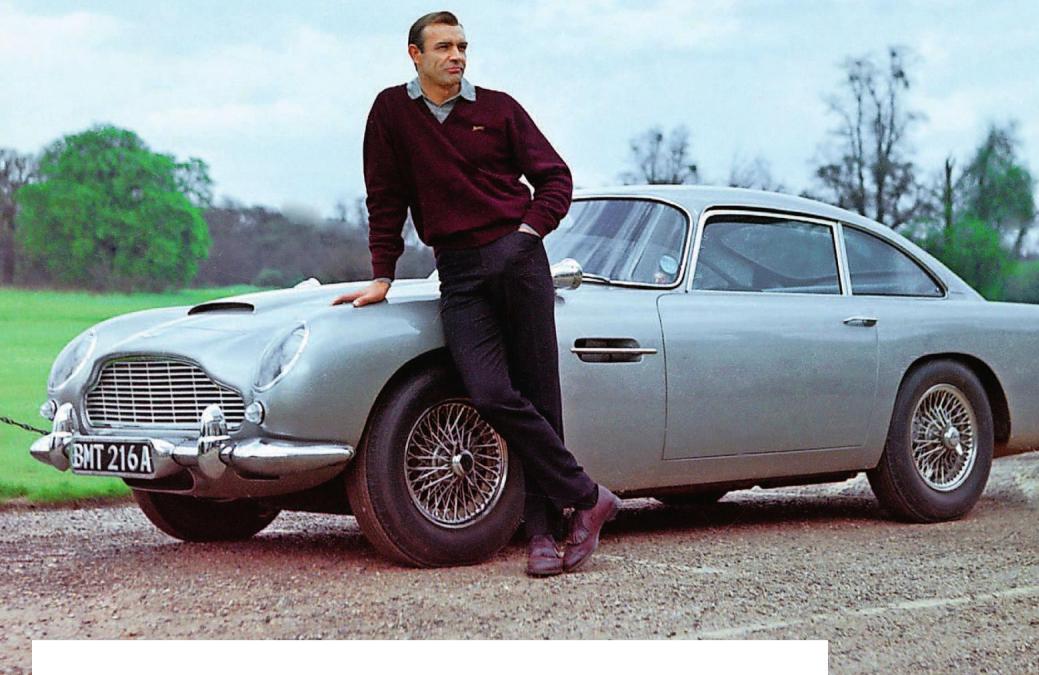
How important is Mayfair to what Aston Martin is all about?

Like us and many of our brand partners, Mayfair epitomises what Aston Martin is – a classic, British landmark with a fantastic heritage.

Tell us a bit about your customer base...

We have a very broad customer base, but mainly those who live or work in or around London. They range from the aspirational buyer whose dream it is to own an Aston Martin or a business head who appreciates quality and handmade products.

Stratstone of Mayfair Aston Martin, 113 Park Lane W1K 7AJ; 020 7235 8888; stratstone.com



A VERY STYLISH LOVE AFFAIR

How the James Bond and Aston Martin relationship has flourished on the big screen

1969

ON HER MAJESTY'S SECRET SERVICE

A new lead actor saw a new lead Aston Martin as the Aston Martin DBS was chosen for the first and only outing as Bond for George Lazenby. Introduced in 1967, the DBS initially used the same six-cylinder engine used in the DB6 until the DBS V8 was launched in 1970.

1987

THE LIVING DAYLIGHTS

A hiatus of 20 years came to end as Timothy Dalton's debut as James Bond saw him accompanied by the Aston Martin V8 Vantage, a car produced in various forms from 1977-1989. The film featured both Volante and Coupe versions of the car, customised with obligatory



1995

GOLDFINGER

Pierce Brosnan began his term as Bond in spectacular style as the iconic Aston Martin DB5 returned in an exhilarating car chase involving Bond's DB5 and Xenia Onatopp's Ferrari F355. Brosnan became the first James Bond to drive two different Aston Martins as the V12 Vanquish roared on to the screen in 2002's *Die Another Day*.

1964

GOLDFINGER

The third film in the James Bond series saw the introduction of a new car for 007 – the Aston Martin DB5, signalling the start of a relationship that spans 11 Bond films and nearly 50 years of cinematic history. Made in distinctive silver birch, the DB5 looked right at home in Stoke Park, where parts of the film were shot.

1965

THUNDERBALL

Bond's gadget laden DB5 returned, with it further enhanced from Goldfinger with rear facing water canon and a boot stowed jet pack.

2012

SKYFALL

After Aston Martin appeared in *Quantum of Solace* and *Skyfall*, which was the sixth appearance for the DB5. *Spectre* in 2015 saw the introduction of the stunning Aston Martin DB10 – a model developed specifically for the film and built in-house by Aston Martin's design and engineering teams.



2006

CASINO ROYALE

There was a new style of James Bond in town when Daniel Craig was unveiled. His Bond debut saw a new Aston Martin unveiled to the world – the DBS. In addition to DBS, the Aston Martin DB5 made an additional special appearance, making *Casino Royale* the first James Bond film to feature two Aston Martin models.

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HENRY CONWAY

The Season is upon us, so welcome it by standing out from the crowd

Society seems a remote and outdated concept to many in London – a word that conjures up 1950s ballgowns, chauffeured Rolls Royces picking up quaffed debutantes at Annabel's and the worst kind of get-ahead snobbery. Yet here we are, still entering the time of year known as 'The Season'. Despite the fact that coming out at court went out with the Coronation, and the idea of being a 'deb' is a historic quirk most young Chelsea girls saw their mothers rail against, there is no denying that the social season is still there, just thriving in an altered form. Thank goodness – someone has to keep dressmakers and milliners alive in London.

Social media would have you think that all the barriers have broken down, and there is no order to London in the summer, but it simply isn't true. There is a parade of events that keep the higher echelons amused, and plenty of those who are increasingly accessing them for the first time. The Chelsea Flower Show, Queen's, Wimbledon, Royal Ascot – these traditional events of 'The Season' are alive, kicking and fully operational, modernised to a degree, but almost all retaining a backbone of rules, social and sartorial, that can be a quagmire for the uninitiated to traverse. I will agree that some can be outdated, but my take has always been that even as someone who wants to shake off the stuffiness and peacock like a 17th century dandy (moi), if you learn them, you can play them, then adapt them to your individuality.

Were I to go through every one of the unwritten rules of 'Society', it would take up the whole magazine, and after all you have Debretts doing a fine job at that. No, just

picking apart a few should help. If you lay awake at night worrying you'll put your foot in it, shake off that lack of courage, and apply yourself to any event with the fearlessness of Lord Nelson. I have had my fair share of being handed a club jacket, or having to turn a pashmina into a tie, so don't worry. Most social fixtures have sections devoted to their dress codes on their official websites – take heed of their advice, then go wild with colour and flourishes. Try not to be photographed by the Mail Online with a glass in your hand, and never be the last to leave the party – two self-imposed mantras I try to stick by, not always succeeding.

Whether you are a Marquis, Viscountess, digital marketing manager or a waitress on a day off, stick to your guns and when in doubt keep the behaviour in check with your outfit – formal wear, formal rules. People will judge what you wear whatever you decide

to put on, so give them something to stare at. As 'The Season' breaks, I am most often asked about hats – nothing could be more fussed over. I'm glad the big and bold has made a comeback, as fascinators were never

my bag – you can't shred an individual dyed feather, pop it on a headband and call it fashion. Go with your personality – wide brimmed from William Chambers for Old Hollywood glam, a cheeky pillbox from Rachel Trevor-Morgan to look like Jackie Kennedy, and something avant-garde from Piers Atkinson to spice up that Little Black Dress. Say it in straw, ostrich or silk, but whatever you do, be true to yourself – society battleaxes will forgive a newcomer, but always sniff out the disingenuous and sink them. Now that hunting is banned it's a sport – don't be a fox, be a peacock.

*Apply yourself with
the fearlessness of
Lord Nelson*



RAY VISION

Words
MARK KEBBLE

Tom Davies has opened his new showroom in Knightsbridge, the perfect place to see why he is becoming a superpower in eyewear

Twas a blink and you'd miss it moment, but for Tom Davies it was unforgettable: a scene totally dedicated to his handiwork. 'It was when Clark Kent was getting frisky with Lois Lane early on in the film,' he beams, 'and he put his glasses down... That was wonderful!'

Batman vs Superman may have received mixed reviews in the press, but there's no doubting how good Henry Cavill looked as the Man of Steel, both in his famous superhero get up and also as the bookish Clark Kent. 'That came out of the blue,' Davies says on the designing job. 'They were struggling to get glasses to fit Henry, and the truth is Clark Kent is the number one person I wanted to design for. What's interesting is that Henry, like most people, doesn't



fit glasses – you don't fit glasses, you have a slightly big nose [I take solace in the fact I have been mentioned in the same sentence as Superman]. People don't notice things until a pair of glasses are on your face. With Clark Kent it's an iconic thing, so it had to be perfect.'

You can now own your own little piece of Hollywood as the Clark Kent range is proudly on show at Davies' new Knightsbridge showroom, which is the latest in a long line of success stories since he started out in the eyewear business two decades ago. 'I designed everything in here – from the chairs to the lighting – and probably shouldn't have done,' he lets out a laugh. That's rather apt considering his bespoke approach to eyewear, and Knightsbridge is store number two for Davies following





There are a host of designs available at Knightsbridge, including the Clark Kent range



The frames you find in my stores are designed for the local area

on from Sloane Square, with Canary Wharf soon to follow. 'I want to open more stores, but I don't want to be a chain,' he says on that. 'The products in here are designed for the local community. We are in Knightsbridge, so there's quite a lot of gold frames in here that I won't sell in Sloane Square. I have a kids' range that sells very well in Sloane Square because there are seven international schools around there. The frames you find are designed for the local area.'

Launching his own brand TD Tom Davies in 2008, he has created a niche for bespoke, made-to-measure and fully customisable eyewear. 'We always start with something that an individual likes,' Davies says on his process. 'I have got styles that I have already created and we will find something they like that looks reasonably good on them, but nothing ever fits anyone perfectly. Sometimes the

changes will be small, but often they will be big. I will design to fit them, make it work better and look balanced.'

How has the industry evolved since his early days working for a start-up eyewear factory in Hong Kong in the 90s? 'Style-wise it's completely changed,' he asserts. 'It was a real utility before. There were a smattering of really cool sunglasses that existed at that point, but eyewear was small and wiry, a reaction to the 1980s National Health stuff and not nice at all. You had your 50s and 60s cool American sunglasses, but eyewear was horrendous.' I am ashamed to admit that I was one of those who did, at times, partake in some playground ribbing of those unfortunate souls who did wear glasses. 'Speccy four

eyes!' Davies exclaims. 'When was the last time you heard that? My kids will never hear the term "speccy four eyes". That's the biggest change for me, it's not the negative stigma like it used to be. I am looking at the top end, designing the frame to make you feel good, but when you have your eye test it's not just about the fashion. I also really major on the clinical side.'

It's our cue to venture downstairs and see Davies' on-site optician's lab. 'Listen to this,' he says, opening the door to a slow 'vooommm' and a dark blue light fills the space. It's like stepping into a sci-fi movie and the lab is astonishing, as I discover when I return a few days later to experience the extensive hour-long test, and it's here that the TD Tom Davies brand really shows its unique appeal. 'One of the tests we do will allow us to create bespoke filters on the lenses, which will let you see 5% sharper. We have got another machine that takes a night-time prescription for people who don't like driving at night. It's about creating that bespoke lens, whilst also designing a bespoke frame, so we mould everything together and when you put them on it's amazing,' Davies enthusiastically explains. 'It's hard to tell our story until you have had your eyes tested. Then the secret is marrying that into a bespoke frame and you can understand what we are doing and why it's working so well. It's magical.' Super, even.

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MEDIA ROYALTY

As London prepares to host events marking HM The Queen's 90th birthday, Jennie Bond offers a unique insight into the monarchy today

Words MADELEINE HOWELL



Me?' Jennie Bond feigns mock surprise, 'Oh, I still dabble.' To say that she 'dabbles' in journalism barely does her justice. It's a remark that is a perfect example of her oh-so British knack of self-deprecation. From an infamous appearance on *I'm a Celebrity...* to serious broadcasting as the BBC's Royal correspondent, Bond boasts one of the most renowned and varied careers in the British media to date.

Since abdicating from her role at the BBC in 2003, after a 14-year reign, she's never strayed entirely from Kensington Palace. 'I'll see the Duke of Edinburgh and he'll say something like "who are you?"' she roars, as if the Duke could possibly forget the distinctive blonde journalist who claimed to have forgotten her knickers as she climbed up Clarence House to report on the Queen Mother's 100th birthday celebrations back in 2000.

Now, to coincide with HM The Queen's 90th birthday, she has turned her hand to a new medium: narration. Alongside audio footage from historical figures, such as Churchill, the Queen herself and actors such as Tim Pigott-Smith, Bond will tell the 'warts and all' story of the House of Windsor as scripted by renowned social historian Ruth Cowen.

Bond has been a familiar face at Kensington Palace for many years



‘It’s not a sycophantic portrayal of the Royal Family,’ she hastens to add. ‘It’s very honest. It goes into all the gory details, including the divorces and the affairs. But in the end, I think it reflects quite correctly that despite its weaknesses this monarchy is strong and thriving, has come through the bad times and is more popular than ever. The Queen has been a wonderful force of stability and continuity, and is part of the fabric of our nation.’

Having had the privilege of a front-row seat for much of Queen Elizabeth’s reign, Bond predicts a strong future for the constitution, though her own feelings about the institution are mixed. ‘I could take it or leave it,’ she confides. ‘I’m a political animal and part of me thinks it would be great to have a changing head of state every four years, but part of me thinks we could end up with Donald Trump. As it is, it works, it’s apolitical and I’m sure a referendum would vote to keep it.

‘Kate and William have done brilliantly,’ she continues. ‘Thank goodness they learnt from the Diana years that you can’t just parachute people into the Royal Family without allowing them to adjust to the goldfish bowl. When I reported, you didn’t know if you were coming or going. I’d get the most extraordinary calls coming in: “Jennie, can you get in the office – it’s Fergie,



It's not a sycophantic portrayal of the Royal Family. It goes into the gory details

she’s been found having her toes sucked by her financial adviser... oh, and by the way, she was topless.’ The next thing you know it would be Harry. It was just interminable scandal, gossip really. I think it’s calmed down quite a lot now and members of the family seem to have rediscovered their dignity.’

At what points in history has the House of Windsor most acutely feared for its survival? ‘Well, the audio book goes right back to the abdication, which is the biggest crisis it has ever faced. Of course, Elizabeth’s reign has seen crises to rival it. There was a point when we were talking about whether the monarchy would survive the death of Princess Diana, and the palace’s response to it.’ And what of the Queen’s personal

life? Elizabeth II is notoriously distant, as Bond admits: ‘I wish it was in her nature to be a little more tactile and approachable – but then again, perhaps that’s the secret of her success.

‘One of the most significant events in her life is undoubtedly the fact that she clapped eyes on that Adonis of a prince, Philip. You can’t overstate how important he’s been in her life. They’ve been married since 1947. The audio does delve into the fact that they’ve had rocky periods, periods of separation, and times where he’s found it hard to conform to the restrictions put on him, like putting his naval career to one side. It hasn’t been all smoothness, but I think it’s the most important and enduring relationship of her whole life.’

So, what next for the illustrious media queen? ‘I never know what’s around the corner,’ she tells me. ‘It could be a game show, it could be a reality show, it could be anything. I’ll certainly be in London for the celebrations in June, and I may be broadcasting in some form or another.’ As she continues to ‘dabble’, we’re sure the irrepressible Jennie Bond will have some more surprises up her sleeve as the Queen celebrates her birthday this year. *Elizabeth II: Life of a Monarch*, a new audio-biography narrated by Jennie Bond, is available free with a 30-day trial at audible.co.uk/HRH

GOING THE EXTRA MILE

Big sporting events are worth millions today when it comes to TV and sponsorships, so how do you stand out from the crowd?

Words MARK KEBBLE

It didn't quite match up to the thrill of being on horseback, but kudos to the people behind Chestertons Polo in the Park who, back in April, gave passers-by at Parsons Green the opportunity to learn a bit about playing polo thanks to some handy two wheel mechanised contraptions. On a personal level, it was fun to learn the rules and have a go at smashing a ball around with a mallet, but the less said about the tight fitting polo outfit the better.

It's all part of the build-up to the Hurlingham Park sporting showpiece, when Europe's largest and arguably most fun polo tournament comes to town. Chestertons Polo in the Park this year runs from 3-5 June and, speaking to the Managing Director of Sportgate International, who own the event, the key is getting bigger and better. 'This is the seventh year and the inaugural event was in a very different format,' says Rory Heron. 'Londoners have a wealth of fun events to visit in the summer, so we have to continually ensure that our offering is the best that we can deliver. Thanks to social media there is no hiding place, so we have to continually evolve and improve in order to keep our guests satisfied. The event has grown from attracting 7,000 guests in year one, to nearly 28,000 attendees last year.'

Heron is full of praise for Hurlingham Park as a venue, but it goes much further than beautiful green open spaces. 'There is a real history attached to Hurlingham Park and polo,' he explains. 'Hurlingham Park is where some of polo's greatest matches have been played over the years. The



original rules of polo were agreed and written down at Hurlingham and all polo players still play using 'Hurlingham handicaps' [rating of how good the player is]. Hurlingham Park has played host to two Olympic polo tournaments and, up until 1939 when the polo fields were dug up, it was the most famous polo ground in the world.'

It may not be the most famous tennis venue in the world, but The Queen's Club is certainly a name that elicits excitement, considering it's often seen as the curtain raiser for Wimbledon – not to mention it is 130 years old in 2016. Sam Coates, the Head of Marketing at leading hospitality provider Keith Prowse, is certainly one who values it highly. 'The Queen's Club is a truly iconic venue in Britain's diverse sporting history,' she states. 'It was the first multi-purpose sports complex ever to be built, anywhere in the world. It was named after Queen Victoria, its first patron, and is widely renowned as one of the premier Lawn Tennis and Racquets clubs in the world. Throughout its history, it has been an exceptional sporting venue. It boasts 28 outdoor tennis courts, of which 12 are arguably the finest grass courts in the world, ten indoor tennis courts, two Real Tennis courts, two rackets courts, three squash courts and a gymnasium.'

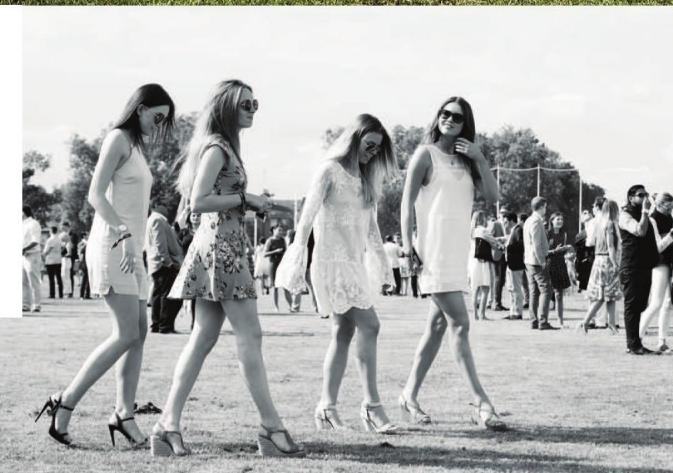
Itself no stranger to history – it was back in the 19th century that William Keith and Robert Prowse pioneered the concept of selling theatre tickets – Keith Prowse is now a top hospitality provider with over 20 official appointments at legacy sporting and



Thanks to social media there is no hiding place, so we have to continually evolve and improve



Not only do some of the world's finest polo players head to Hurlingham Park in June, the event is now a must-visit on the social calendar





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Queen's Club, and the Aegeon Championships, is seen as an early summer sporting highlight and, this year, Andy Murray will be back looking to retain the title he won in 2015

cultural events, which includes Wimbledon and the Aegeon Championships at The Queen's Club. 'The advent of social and digital media means that more booking activity is carried out online, therefore meeting face-to-face with the customer can be a highly beneficial way of developing a long-term relationship,' Coates says on the ever increasing demand for high-end hospitality. 'Unlike day-to-day meetings, sporting events are not time-bound or restricted by a one or two hour window. Therefore, a day can be leisurely spent in a relaxed and inspirational setting, resulting in a more engaged and productive gathering, whilst ensuring the very best customers and clients are in attendance.'

For the West Kensington area itself, the Aegeon Championships are huge and is an ideal opportunity to see some of the top male stars in the game up close. 'The Aegeon Championships is an annual event on the men's professional ATP World Tour and one of the highlights of the grass court season – it was voted ATP 500 tournament of the year in



PART OF THE PACKAGE

LOOKING AT THE VARIETY OF GREAT HOSPITALITY OFFERINGS AT THE QUEEN'S CLUB

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Classic dining with a modern gastronomic twist complemented by impeccable service and delivery; this is The Club Lounge at the Aegeon Championships in a nutshell. In a departure from

traditional hospitality, The Club Lounge offers a five-course tasting menu. Set in an exclusive area on the top floor of the Hospitality Village, complete with its own private garden, guests enjoy views of the practice courts.

- **THE PRESIDENT'S ROOM**

With a history dating back to 1886, The President's Room exudes heritage and elegance. Guests enjoy exclusive seating on the Royal Box Balcony, Champagne and canapé reception, traditional afternoon tea and a superb three-course lunch.



Polo in the Park has been designed to encourage new people to the game, including a dedicated kids' day

In short, whether it's the tennis in West Kensington or the polo in Fulham, it all comes down to the overall experience. 'You can see how much sporting events are improving in the UK, as we perhaps try to emulate the level of hospitality that is seen in the US,' Heron concludes. 'We must put on the best possible polo spectacle, but in the same breath we have to give people a fun social experience that allows them to enjoy an entire afternoon's entertainment. There is a huge array of shopping, we have some of London's best restaurants, and if you want to bring your children then you can drop into our Little Hooves Club. The event is aimed at creating a variety of experiences.'

Chestertons Polo in the Park runs from 3-5 June at Hurlingham Park, see more at polointheparklondon.com; the Aegeon Championships at The Queen's Club runs from 13-19 June, for hospitality packages visit keithprowse.co.uk

2015,' Coates points out. 'This year will see defending champion Andy Murray join 14-time Grand Slam winner Rafael Nadal and French Open champion Stan Wawrinka in a star-studded field.'

Whereas tennis is undoubtedly in the sporting elite, there is the feeling that polo is solely for the elite and, perhaps as a result, doesn't quite have the same global draw – and is something Rory Heron is only too aware of. 'Of course it is perceived to be an elite sport – it has been known as the Sport of Kings for a long time,' he agrees. 'However, that doesn't mean the everyday person cannot enjoy the event. I think the England international against South Africa on Friday 3 June will be spectacular as they are two very competitive international teams,

We create a show that encompasses not just polo, but also good food, champagne and shopping

but I am also really excited about Finals Day as we will be hosting London's biggest and best children's party on the field before the polo starts.'

Heron and his team have tweaked the rules of polo to make the game faster and to bring spectators closer to the action, where teams representing six different cities from around the world will compete over the three days. 'I would guess that 80% of our guests have never been to a polo tournament before coming to Chestertons Polo in the Park,' Heron says on bringing a new audience to the game. 'We look at creating a show that encompasses not just polo, but also good food, really fun bars, champagne gardens, shopping villages and plenty of interaction with the players. We don't want our polo tournament to be intimidating.'



LE POER IN THE PARK

RICHARD LE POER'S FAMILY IS ONE OF THE OLDEST POLO PLAYING DYNASTIES IN THE WORLD, SO LITTLE SURPRISE WE WILL BE SEEING HIM AT HURLINGHAM

Given your family background, were you always going to be a polo player?

My family have been involved with the sport since before WWI. My grandfather and my great uncle were in the last all English team to win the British Open in 1969 with the Duke of Edinburgh. It is definitely in my blood; however I personally decided from a young age that I wanted to be a pro simply because I loved the lifestyle and the competition.

What was it about the sport you loved?

I am passionate about horses and I am naturally competitive. I also love the team environment, so it really is a no brainer for me.

Is it an honour to represent England at the sport?

It's a massive honour. To play for your country is a massive privilege. The English polo team has massive heritage

of Test Match internationals dating back to the beginning of this century.

Are you looking forward to playing at Polo in the Park?

Hugely. The crowd is fantastic. There is an electric vibe in Hurlingham Park when the polo starts. The park is a great venue with huge heritage and history behind it. Hurlingham is the home of polo.

Is it good for bringing new people into the world of polo?

Yes definitely, it gives the sport massive exposure. We need to bring new people into the sport in every aspect. We need to also bring new brand associations into the sport. There is a lot to be done there and a huge opportunity for potential sponsors to associate themselves with the best and most exhilarating team sport in the world.

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BALANCING ACT

Running Michelin-starred restaurants in Mayfair and Paris, with a new launch to come, why Hélène Darroze can never have too much on her plate

Words MARK KEBBLE

With the clatter of pots and pans in the background, preparing for the lunch rush at Hélène Darroze's eponymous restaurant in Paris, it's the perfect time to talk about how it had to be something special to entice the acclaimed chef to our shores. 'I never wanted to move from Paris and I always said that I was the woman of one restaurant,' she reveals. 'I was asked to go and see the Connaught in Mayfair and when I did I felt something. It was just incredible.'

Considering the Connaught, at the time, was undergoing a major revamp suggests the impact the Mayfair hotspot had on Darroze. 'We have the same values of tradition and authenticity,

but with a twist of modernity,' she considers. 'We are passionate with a good sense of service, and sharing what we do with guests. It's like a little family. The Connaught has been compared with a club, but it's not a club – for me it's a family and our guests are part of that family, and that's how I see my business.'

It's a point highlighted by the fact the mother of two has just launched a new six-course roast chicken menu at her two Michelin-starred Mayfair restaurant. 'It was the opportunity to share with my guests this memory of my childhood, when we sat down and shared a roast chicken with all of the family on a Sunday evening,' she explains. 'I wanted that connection with my guests.'

Memories play a key role, too, in



Hélène Darroze at the Connaught has won two Michelin stars for its stunning cuisine



Darroze taking up a guest chef residency from this month at Hotel Maria Cristina in San Sebastian. 'During the last few years I longed to return to cook in the land of my childhood, Les Landes or the Basque Country, where generations of my family have had a restaurant for a century,' she says. 'San Sebastian has always been part of my identity as my grandmother and her family were from Hendaye, which is very close by. I've built much of my culinary DNA in this amazing city.'

Despite the Michelin stars – Darroze also has one for her Paris restaurant – and the many plaudits, including being named the 2015 Veuve Clicquot World's Best Female Chef, she remains remarkably grounded about her

achievements. 'What is important for me every day are my guests because it's my job to make them happy,' she insists. 'That is my goal. When I wake up in the morning I don't say to myself "I have to win a third star", I say "OK I have to please my guests". They have to be happy, and then I think about all the people who work around me. It's teamwork. Of course,' she adds with a laugh, 'if I can have some awards too, then I am even happier!'

In London the quality is incredible, the concepts are amazing and the food scene is very rich

This interview is taking place eight years to the day since Darroze first came to London and she can't praise it highly enough. 'I was impressed with the restaurant scene in London straight away, but over eight years it has become stronger and stronger. What's happening in London I can compare to New York and Hong Kong, the food is at a very high level. The quality is incredible, the concepts are amazing, and the gastronomy scene in just Mayfair is very rich.'

As Darroze prepares to head back into the kitchen, the question has to be asked: who has the best culinary scene, London or Paris? 'I love the gastronomy scene in Paris, but it is very French orientated. London, however, is open to the world. There you can find the best

cuisine from all around the world and that's so interesting. The quality, too, is very high. For French food, Paris is just amazing. I am so lucky as I am able to work in these two cities.' She pauses and then adds with obvious glee: 'I can cherry pick the best of these gastronomic scenes!'

Hélène Darroze at the Connaught, Carlos Place W1K 2AL; 020 3147 7200; the-connaught.co.uk



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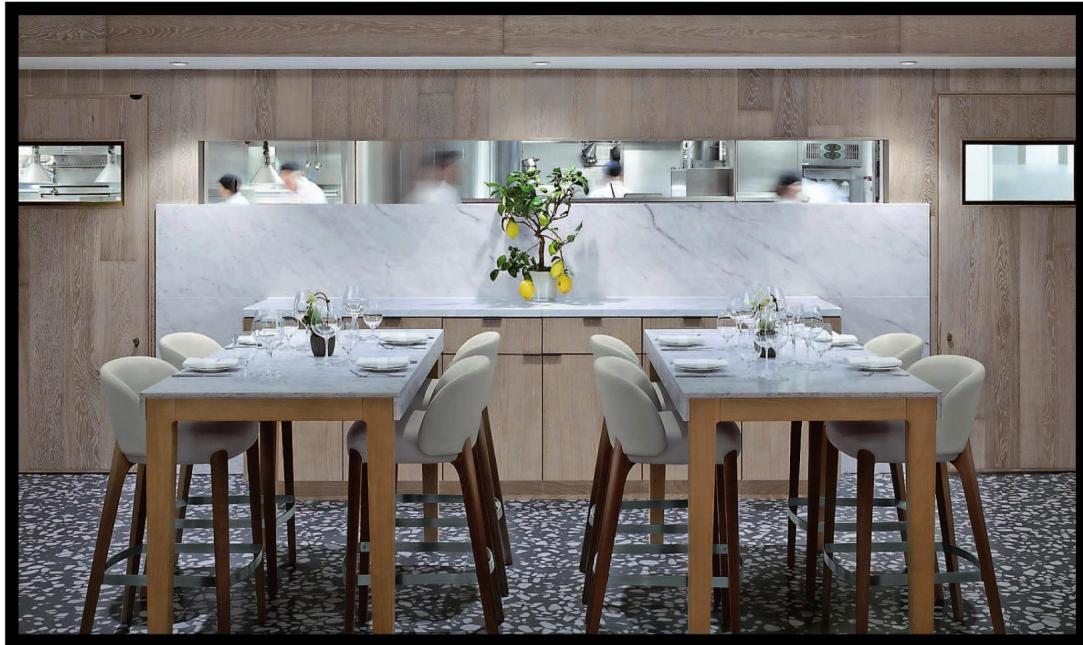
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Theo Randall at the INTERCONTINENTAL

Words ALEXANDER LARMAN

The ex-Head Chef of the River Café, Theo Randall, has built a considerable reputation as one of the most exciting purveyors of Italian food in London. It has long struck industry insiders as faintly odd that he's chosen to remain at the Intercontinental off Park Lane rather than branching out to his own premises, and perhaps as a result of this the restaurant has had a complete refurbishment, and Randall has wholly overhauled his menu. So, does it work?

First things first: the room is proof that all the money in the world cannot alter certain difficulties. The windowless setting is perhaps an insurmountable difficulty, but while the earlier incarnation had a pleasantly clubby atmosphere, the refit has chosen to emphasise a slightly odd lighting scheme.

The food, however, is every bit as sensational as it's always been, and proof that Randall – one of that rare breed of celebrity chefs who takes pride on spending as much time in his restaurant as he can – is the equal of anyone producing this sort of high-end cuisine in London. After bellinis with just the right tartness and – a nice touch – a plate of bruschetta and focaccia, we plump for Randall's five-course tasting menu, a whistle-



The Amalfi lemon tart is a big favourite on the menu

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WHAT TO EAT...
The lemon tart, of course, but any of the pasta dishes

WHAT TO KNOW...
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RESIDENT RATING
★★★★★

stop tour of his signature dishes. We are extremely glad we did. The scallops with polenta are cooked perfectly, the slight juiciness of the scallop balanced perfectly with the sage and chilli in the dish. Pasta has always been a strength here, and agnolotti di piccione – a kind of filled pasta stuffed with pigeon and pancetta – has just the right carnivorous kick, without being overwhelmingly meaty. Even the rack of Somerset lamb has just the right balance between gutsy flavour and delicacy. Matched with delectable wines by the knowledgeable sommelier, it's almost too much fun.

The best, though, was saved for last. Randall's Amalfi lemon tart is the sort of thing that people are known to nod, conspiratorially, when it's mentioned, and had it not been on the new menu, there would have been a riot. Thankfully, it's still there. It ends a meal that shows Randall is still an exceptionally able cook, and one wonders if, one day, he will be able to showcase his skill in a more individualistic setting.

1 Hamilton Place W1J 7QY; 020 7318 8747;
therandall.com

FOOD NOTEBOOK

Flavour combinations to whet the appetite



BAKED GOODS

Chef Dominique Ansel and his team are bringing some French and New York flavours across the Pond with the opening of his eponymous bakery, Dominique Ansel Bakery London, in late summer. Located on Elizabeth Street, Ansel's first Europe-based bakery will carry a new line of London-only items, as well as a menu of signature pastries that will include The Cronut, the croissant-donut hybrid pastry that was named one of 'The Best Inventions of 2013' by TIME magazine.

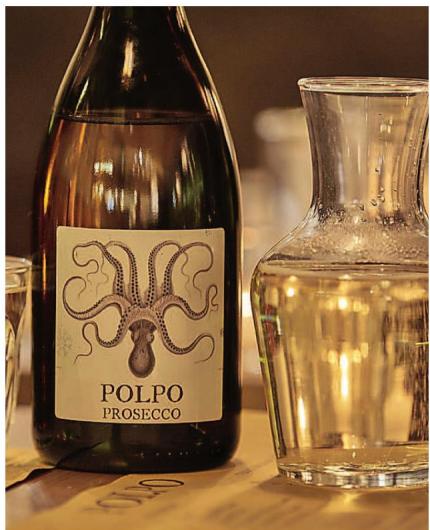
17-21 Elizabeth Street SW1W 9RP; dominiqueansellondon.com



RAISING THE CURTAIN

For the first time in a history that spans almost a century, The Ivy has opened for weekday breakfast. Executive Chef Gary Lee has created a menu featuring English breakfast classics, including a traditional Full English and Vegetarian Breakfast, as well as an entire section dedicated to eggs.

1-5 West Street WC2H 9NQ;
020 7836 4751; the-ivy.co.uk



SPARKLING ADDITION TO KNIGHTSBRIDGE

The recently opened POLPO Knightsbridge, located on the Fifth Floor of Harvey Nichols, has launched a Franciacorta & Prosecco Bar. Showcasing beautiful new antique stem glassware, the bar will celebrate the very best of Italian sparkling wines. Included on the new menu will be one of the all time great Italian sparkling wines, the Ca' del Bosco's Franciacorta Cuvee Prestige.

109-125 Knightsbridge SW1X 7RK;
polpo.co.uk

Meeting of minds

Ollie Dabbous is reuniting with his mentor, Raymond Blanc OBE – but for one special day only. On 28 June, Dabbous' restaurant will host a unique lunch and dinner, two courses of which will be prepared Dabbous himself and two by Blanc. Many of the vegetables used in the creation of the dishes will be sourced from Blanc's iconic manor house hotel Belmond Le Manoir aux Quat'Saisons.

39 Whitfield Street W1T 2SF; 020 7323 1544; dabbous.co.uk



3 of the best... AFTERNOON TEAS



The Savoy's Thames Foyer

A magnificent glass domed atrium at the heart of The Savoy, the Thames Foyer is an enchanting space that radiates natural light and sociable warmth. Famous the world over for its Afternoon Tea, the Thames Foyer hums with gentle chatter, melodious piano and the delicate sound of silver on bone china.

fairmont.com/savoy



The Flower Tea by Alexis Gauthier

An award-winning chef has created an inspired new style of afternoon tea for 11 Cadogan Gardens. The Flower Tea by Alexis Gauthier retains the essential elements of savoury, scones and sweet, but brings a lightness and finesse in execution missing in other heavier, more sugary offerings.

flowerafternoontea.co.uk



sketch Rich Tea

Mayfair institution sketch and Champagne house Veuve Clicquot have just launched an innovative and unusual twist on the traditional Champagne afternoon tea, a tea-strained Champagne to complement the delicious homemade afternoon tea, which includes all the usual favourites.

sketch.london

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The Veeraswamy of today is all about classic Indian cooking



ADDING SPICE TO LONDON

It's not just HM The Queen celebrating her 90th birthday this year... Step forward Veeraswamy, arguably the oldest Indian restaurant in the world

Words MARK KEBBLE

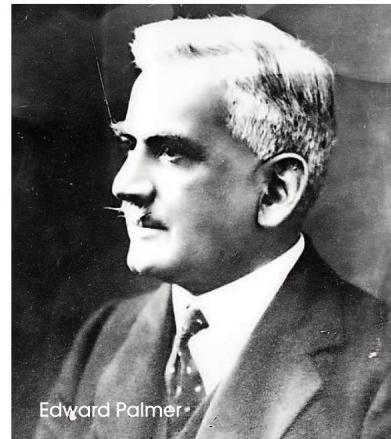
It's a real treat to eat at Veeraswamy. From the greeting by the doorman in traditional dress, to getting the lift up to the first floor and entering the classically decorated restaurant, it's little surprise this has been one of Regent Street's longest standing success stories. Marking its 90th birthday this year – and HM The Queen also plays a part in their history – the ever-changing menu is, on my visit, offering dishes from the Royal cuisines of India, plus a lamb biryani that was available at the very beginning in 1926 (and which was stunning).

'In this country that dish has become known for being cheap and cheerful, whereas we regard it as a gourmet dish,' says one of Veeraswamy's current owners, Namita Panjabi, when I meet her at the restaurant the next day. 'A biryani takes a long time to make. It's lamb slow cooked with the best rice available, and brought to your table steaming. It has a nose and a body too, almost like a fine wine.'

It's a far cry from your standard curry house, but Veeraswamy has always had a regal air about it and has been one step ahead of the rest. Opened originally by

Edward Palmer, whose passion for Indian food was influenced by his native grandmother in Hyderabad, even the restaurant name has a story attached to it. 'It was original Veerasawmy,' Panjabi explains. 'Edward Palmer's grandmother was called Veera, so it was a play on "Veera Saw Me". At a later point, a printer thought it was spelt wrong as they knew of a Veeraswamy, so it was changed and remained that way.'

Under Sir William Steward, who bought the restaurant in 1934,



Veeraswamy became a hotbed for the rich and famous. Steward ran it for some 30 years, before a succession of different owners took over. It was 20 years ago that Panjabi and Ranjit Mathrani purchased it and set about revitalising it. 'It is an iconic restaurant,' she says simply on why they had to buy it. 'Every single good Indian chef or manager in London has passed through the doors of Veeraswamy.' The two certainly know an opportunity when they see one, as today they own, along with Camellia Panjabi, Chutney Mary, Amaya and the Masala Zone brand.

It was in that 2005 that they 'completely stripped Veeraswamy back' to capture the history of the original restaurant in spirit and décor. The food, although boasting an ever-changing menu, has long been fantastic and it's clear that all involved at Veeraswamy are proud of its illustrious history, from the

Every good Indian chef or manager in London has passed through Veeraswamy

fact it was essentially the first Indian restaurant in the world (only street market style offerings existed in India pre-1926), to the role HM The Queen plays in its past. 'In 2008 we were asked to cook for a function hosted by the Queen at Buckingham Palace,' Panjabi smiles at the memory. 'It was the first time the Queen had asked for an outside caterer to come in and cook.' Just as the world has greeted the 90th birthday of Elizabeth II with a great deal of warmth, it's also a feeling that undoubtedly extends to Veeraswamy.

99 Regent Street W1B 4RS; 020 7734 1401; veeraswamy.com



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TRISH LESSLIE

Could a new muscle-stimulating workout be the lazy way to tone?

I've got a constant bout of lazy-itis when it comes to exercise. It's not that I'm 'just too busy' for it – I manage to make time for yoga, after all. But the kind of exercise I need, the type that boosts your muscles and therefore your metabolism, always remains right at the bottom of my to-do list simply because I have a real aversion to it.

So when I heard of E-Pulsive, a new at-home workout system that promises the effects of three hours of conventional exercise in just 20 minutes of simple moves, it seemed like the perfect solution. It's a form of Electrical Muscle Simulation (EMS) training (think of Slendertone belts) that delivers electrical impulses to your muscles causing them to contract. It's claimed the system targets a wider range of muscles than traditional workouts, working deeper for improved posture without straining joints or tendons. It's great if you've got an injury that makes more strenuous workouts impossible and sessions can be tailored to target certain muscle groups, working, say, abs or glutes harder if that is where you want to optimise results.

A personal trainer rocks up with a steel suitcase containing all the required kit and sets up as you change into a fitted, stretchy black T-shirt and long shorts. You also put on a wired-up gilet – a bit like a scuba-diving vest – designed to deliver electrical impulses

E-Pulsive is an at-home workout that claims to save time

through the skin into the muscles of the back, lats, abs and chest. Upper arms, thighs and gluteal muscles get the impulses through additional straps.

Everything is sprayed with warm water first (for conductivity), so you feel a bit soggy when you're fully kitted up. You're then plugged into the control device and the four-second bursts of electrical impulses begin. Starting at a low intensity, the trainer gradually turns up the power until you get a prickly zapping sensation as the involuntary contractions work your muscles. I can't say for sure, but I imagine it's what mild Tasering might feel like. The trainer then guides you through a series of simple moves – lunges, arm lifts, standing crunches and the like – which feel a lot harder than they should thanks to the resistance created by the muscle contractions. In fact,

it's like weight training without using any weights.

After my first session, my muscles felt like they'd been through a much longer, tougher workout. Incredibly, I also noticed a slight improvement in muscle

tone after four sessions and have felt stronger in my regular yoga class. A niggling ligament injury also seems to have miraculously improved. All of which means I can finally cancel my very much unused gym membership, guilt-free. Hurrah!

020 7584 0812;
e-pulsive.co.uk



I can't say for sure, but I imagine it's what mild Tasering might feel like



BORN TO THRILL

Central and West London is not short on new and exciting ways to get into shape

Words MADELEINE HOWELL

Barrecore, hot yoga, voga... You think you've seen it all, and then the next fitness trend comes along to get you chasing those endorphins again. Anti-gravity yoga and aerial acrobatics are big news this year, with the likes of Aerialand in West London offering a host of classes. Aerial yoga uses a low-hanging, hammock-like sling to support your body weight, lengthen your spine and allow for deeper stretches. Best of all, you don't need any previous experience to have a go at the silks – and it works

every muscle in the body, from your wrists to your abdominals.

For horse riders and would-be equestrians, Hyde Park Stables is the ideal spot for lessons for beginners and experts. However, head a little further south for something completely different: Wimbledon Village Stables have now launched their pioneering 'Equicise' simulator, which replicates the behaviour of a perfectly trained horse so you can focus on technique and alignment. In conjunction with yoga and Pilates, it also improves core stability and endurance – all

great for posture and for minimising risk of injury, either in the saddle or out of it. Or, if you are really feeling adventurous, then perhaps look into taking the riding one step further with polo experience at the Hurlingham Club, but be aware you'll need member's status to take advantage of their stunning surroundings.

With summer upon us, of course it's the ideal time to talk about skiing... But there's no escaping the subject thanks to the newly opened Chel-Ski in, yes, Chelsea. This is the place to go to learn the skills for the slopes, but without the

Take to the air with Gorilla Circus



Who needs a gym? Horse riding and indoor skiing can get you into shape

Exhilarating and exciting, getting fit should not be so much fun

need for snow. Chel-Ski's slopes are revolving astro turf mats, watered frequently to make them a suitable surface for skiing and snowboarding. They can adjust the speed and angle of the slopes to match the ability of customers, and beginners are accommodated by using a bar at the bottom of the slope to improve their balance and learn basic techniques, but Chel-Ski is also suitable for the more advanced downhill racers too.

As the weather gets warmer, it seems obvious to make good use of London's gorgeous green spaces. British Military

Fitness fanatics can head to Hyde Park to be put through their paces by military trained instructors. If you haven't been, army-style workouts may slightly terrify, but the feeling of camaraderie at these outdoor classes is tough to replicate elsewhere and they pay particular attention to ensuring the regimes are fun, instead of solely challenging. If you would rather do something alone, then Holland Park has a rather

West London isn't short on places to practise yoga



fine outdoor gym that the public can use, and for those who want to take things a step further and be swept off their feet, the Gorilla Circus will be back this summer in Regent's Park. We have mentioned aerial ropes, but this goes further with trapeze skills in the great outdoors. Exhilarating and exciting, getting fit shouldn't be so much fun.

If team sports are more your thing, there's no shortage on clubs and gyms offering just that all over West London. But if you're just too strapped for time, Sweaty Betty offer a number of workout videos online, and recently launched their Get Fit For Free initiative, offering classes from top-trainers in their boutiques and online. You can book a spot at their King's Road store for yoga, or have a go at one of the brand new Rumble classes, a boxing-inspired workout.

If all this sounds a little too much, then check out the revitalised and revamped London Marriott Park Lane, with its host of treatment rooms. Whatever your fitness needs, this area has it covered.





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The Peak Health Club & Spa are now offering a whole host of new treatments

Looking GOOD

Why a new launch at The Peak Health Club & Spa will leave you flying high

Fancy having a try of the latest in ground-breaking spa treatments, all from the comfort of a spa overlooking the rooftops of London, not to mention some of the most luxurious neighbourhoods? The Peak Health Club & Spa overlooks Cadogan Gardens from the ninth floor of Jumeirah Carlton Tower in the heart of fashionable Knightsbridge, and is taking a pioneering approach to health and beauty with a fabulous range of treatments.

The Peak has recently introduced a completely new range of ground-breaking treatments to its extensive spa offerings which aim to offer the pinnacle of all things health and beauty in London – especially when it comes to luxury. The popular spa is featuring scientific skincare specialists SKEYNDOR, facial experts HydraFacial MD and organic skincare brand PHYTO5, alongside manicures and pedicures created by celebrity nail artist Deborah Lippmann. The new skincare treatments that are on offer are based on an advanced skincare science, combined with anti-ageing expertise, pioneering bodywork techniques and indulgent rituals. By using state-of-the-art equipment, The Peak is proud to



achieve optimum results and offer something different to those visiting.

A number of the treatments to be available within this elite spa are not available in any other spa in Central London. Signature facial treatments on the menu include a SKEYNDOR Kobido and Global Lift Facial. This revolutionary treatment which combines Kobido facial massage techniques from Japan with SKEYNDOR's Global Lift Facial removes toxins, smoothes out wrinkles and restores facial fullness. Also, the Ultimate HydraFacial Healthy Skin Treatment, which uses skin-boosting serums filled with anti-oxides, peptides and hyaluronic acid



Whether you are looking for a workout or a healthy bite, The Peak has it covered

repairs, hydrates and protects the skin. The Peak PHYTO5 Facial combines the brand's 5 Element and Ageless La Cure facials to deliver an aromatic and restorative facial therapy tailored to each individual's skincare needs. There really is something for everyone at this spa.

But it doesn't stop there. In addition to the eight treatment rooms, The Peak has an abundance of other activities and relaxation spaces to offer its visitors and private members. The spa features a state-of-the art gym with sprawling and stunning views across Knightsbridge, a 20 metre indoor heated swimming pool, Jacuzzi, sauna and steam rooms, two fitness studios offering more than 60 classes a week, golf simulator, a full suite of personal training options and The Club Room lounge for post-workout drinks or a nutritious bite. It's an oasis within the midst of the hustle and bustle of Knightsbridge...

For more information call 020 7858 7300 or visit peakhealthclub.com



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REACHING YOUR PEAK

The Peak Health Club & Spa, at Jumeirah Carlton Tower in Knightsbridge, has introduced a range of groundbreaking treatments to its spa. The menu features scientific skincare specialists SKEYNDOR, facial experts HydraFacial MD and organic skincare brand PHYTO5. peakhealthclub.com

3 of the best: SWIMWEAR



PRETTY IN PARADISE

Fendi Bird of Paradise-print halterneck bikini, £300 at matchesfashion.com



LITTLE BLACK SWIMSUIT

Marysia scalloped halterneck swimsuit, £260 at satreortwear.com



RED HOT

Eres Les Essentials bandeau bikini top, £155, and bottoms £95 at net-a-porter.com



HEALTH & FITNESS NOTEBOOK

Shona Wallace's picks of the latest in wellbeing



BUY OF THE MONTH

The Tom Ford Soleil SS16 collection is nothing short of perfection. The ultra fine bronzing powder creates the illusion of glowing, sunkissed skin. Tom Ford Bronzing Powder in Terra, £50 for clutch-sized, £70 for original compact, available at harveynichols.com

Putting on a good front

Truefitt & Hill, the iconic gentlemen's hairdressers and perfumers on St James's, have launched a new range featuring a beard oil, beard balm and moustache wax. The former combines coconut, avocado, sesame, jojoba and argan oil to leave the beard looking and feeling soft, well conditioned and neatly styled. The balm is especially formulated to nourish, condition and soften even the toughest beard bristles, and the wax is a unique product that offers a mouldable hold that allows a moustache to be styled into a variety of shapes.

71 St James's Street SW1A 1PH; 020 7493 8496; truefittandhill.co.uk



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Beauty BOOST

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skin, you must look beyond classic skincare treatment and adopt a more comprehensive approach to your skin.

Skinade is a scientifically formulated drink containing marine collagen and essential micronutrients to help support normal skin function. It's collagen, which is naturally produced, that keeps your skin plump and youthful. However, in our early 20s, we lose 1.5% of collagen each year - which results in wrinkles, fine lines, blemished and thinning skin.

As a drink, its isotonic formula is easily absorbed, making the most of the powerful active ingredients. Dr Paul Banwell (www.banwellclinic.com), a renowned cosmetic and plastic surgeon with a special interest in skin health, says: 'The optimal skin drink... patient satisfaction.'

A recent independent 90-day skinade trial, conducted by Santi Skin Lab in South Kensington, measured changes in the collagen structure of skin. The trial group saw the following average results versus the control group: 25.5 per cent increase in collagen density; 34 per cent increase in skin

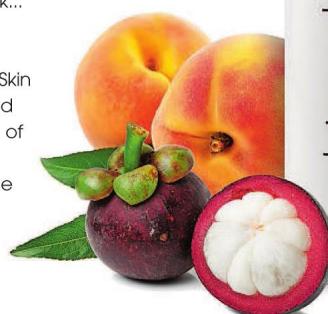
Skinade is helping define a new way to look after your skin, focussing all its effort on highlighting the benefits that liquid supplementation has on supporting normal skin function. The message is clear: to do the best for your

hydration; 28 per cent improvement in skin elasticity.

The most impressive revelation, however, was a 42 year old subject registering up to a 58% increase in collagen density over the three-month trial period.

Available in a 150ml ready-to-drink bottle or 15ml concentrated travel sachets (which must be diluted in water before drinking), skinade contains 35 calories and costs £99 for a 30-day course.

For details of your nearest stockist or to buy online, please visit skinade.com



WHAT'S IN SKINADE?

- **HYDROLYSED MARINE COLLAGEN:** collagen is a structural component of the skin.
- **VITAMIN C:** contributes to natural collagen formation and the normal function of the skin.
- **MSM:** is a naturally occurring form of organic sulphur found in all living organisms.
- **VITAMIN B COMPLEX:** contributes to the maintenance of normal skin health. Vitamin B2 also contributes to the protection of cell from oxidative stress. Folic acid and Vitamin B12 play a role in the process of cell division.
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- * **L-LYSINE:** is an essential amino acid.



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"...the earliest age is the most important one for education, because the beginning decides the manner of the progress and the end."

Fredrick Froebel



The Kindergartens are delighted to announce that they are opening two new nursery schools in Holland Park, W14 and Aubrey Walk, W8. These will be sister nurseries to their highly successful Pooh Corner Kindergarten in SW7.

The new kindergartens will offer a very exciting and unrivalled education. Morning places are available now.

Pooh Corner Kindergarten, Holland Park, The Crypt, St John The Baptist Church, Holland Park, London W14

Pooh Corner Kindergarten, Kensington St George's Church, Aubrey Walk, Campden Hill, London W8

Please Call The Kindergarten Office For Details

01622 833331

www.thekindergartens.com

Not only do pupils get to sing in Westminster Abbey most days, they also meet many VIPs



SINGING THEIR PRAISES

Westminster Abbey Choir School is home to just 31 pupils, who have an experience like no other

Words MARK KEBBLE

Pupils at Westminster Abbey Choir School may get to sing in one London's grandest churches every day, and have the opportunity to meet the likes of HM The Queen and Barack Obama, but Headteacher Jonathan Milton is in no doubt what the boys love best. 'When it's summer, the most popular thing is playing cricket and football outside, the same as all boys,' he laughs.

Everything about the school is intriguing. From its history to the fact it's home to 31 boys from the age of eight through to 13, there's always a surprise around every corner – including how the boys are selected. 'We are looking for pupils who enjoy singing,' Milton states simply. 'They have got to have a good ear, but they learn to do it by doing it. What I am looking for are boys who are going to love doing it. Yes they have got to be fairly quick on the uptake, reasonably bright, but actually with such small classes, you can give children extra help if you need to.'

Yet another unique aspect about the school is you will find lessons conducted with just five or six pupils – 'We have an absurd staff to student ratio,' Milton smiles – and their day is constructed around singing practice in the morning, before starting school at 9.30am. As well as your typical prep school curriculum, there is music practice factored in throughout their days, before ending with music rehearsal and a trip to the Abbey for Evensong most days at 5pm.

'It's really a combination of things we look for in a boy,' James O'Donnell, Organist and Master of the Choristers, takes up when I am invited to see a rehearsal. 'We are looking for evidence they will enjoy it and they will thrive here, but we don't expect them to have a musical degree at the age of seven. This is also a great way to develop their

It's a great way to develop societal skills and one of the reasons it is such great training

societal skills and it's one of the reasons this is such great training, quite apart from the musical side. It helps you to get along with people and be a part of a team in a very interesting way.'

As the boys start to file in, I mention the huge queue currently outside to get into the Abbey, so are the boys aware of their situation? 'It's what they do every day,' O'Donnell says. 'I hope that doesn't mean they get blasé about it. The thing is there is such a variety of work here, so many occasions quite apart from their daily bread and butter work, so you never stand still.' There's barely a moment's pause as O'Donnell launches into rehearsals with the boys, who after a couple of interruptions from their Master, quickly hit their stride and the level of singing I am privy to is quite something and rather emotional.

With the Abbey paying towards most of the school fees, I am left to marvel at the opportunity that is presented here – but as Milton points out to me, it's not just about the music. 'They are normal boys and it's my job to nurture them,' he says. 'They will be prepared for anything. Alistair Cook [the England cricket captain] was a chorister, not here, but he often relates what he learnt to what he does today.' A couple of boys are playing football in the grounds as I leave, so who knows what they will go on to achieve in life.

20 Dean's Yard SW1P 3PA; 020 7222 5152; westminster-abbey.org/choir-school

DISCOVER MORE



Embracing an innovative, modern approach whilst keeping traditional values at its core, Kew House School takes an exciting stance on 21st century education. With state-of-the-art facilities, a broad curriculum and excellent pastoral care, Kew House is a place where you would want to be – a place of learning and discovery, laughter and friendship.

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The Kindergartens was the brainchild of Carol Evelegh, below, and one of the first to adopt a Forest School approach to education

HOUSE OF MOUSE

Fulham just got a whole lot more colourful as The Kindergartens open their latest nursery

Words MARK KEBBLE

Over the past decade I have met some very inspirational people from the world of education and The Kindergartens' founder Carol Evelegh is certainly up there with the best. 'Carol is hugely influential within the education sector,' agrees one of The Kindergartens' Headteachers, Andrea Kehoe. 'With her background of working at Thomas's [London Day Schools] and still having strong links with the group, she gives great insight into the workings of a school and a business, whilst also offering an incredibly nurturing environment to grow and develop in.'

You just need to look at the figures – 38 years in education, 33 of those working with Thomas's and the driving force behind 13 schools in The Kindergartens group – to see Evelegh's influence. Kehoe has seen it all first-hand, being the inaugural Headteacher at The Kindergartens Aubrey Walk in Kensington, and is now heading up the latest opening in Fulham. 'It is very rare to be given the opportunity to work in a company where new things are opening, and to be able to put my own stamp on the Fulham nursery alongside full support from The Kindergartens family is an incredible feeling,' Kehoe says,



The new Mouse House, as it's delightfully called, will encapsulate the same unique and visionary approach to education that is practised across The Kindergartens group. Take outdoor learning, for example. 'Carol and The Kindergartens were one of the first adopters of Forest Schooling in London and it is something that carries across the group,' Kehoe says. 'We will be incorporating outdoor learning into the nursery experience for the children. With direct access from the indoor nursery, it allows us to keep the doors open and operate a free flow between the indoor and outdoor nursery rooms.'

As a local Fulham resident, Kehoe is well in tune with the local community and the education experience parents



expect. 'I love watching the children as they go through their various stages of development,' she smiles. 'Now that I am a mother myself it is particularly interesting to see them at different stages. The experience from my time working at Fulham Prep combined with The Kindergartens has allowed me to have a much more comprehensive understanding of children, their needs and their development from the age of two right through to 11 years. The whole idea of The Kindergartens is that the children can be themselves, be individuals and bond together as a group, which gives the nursery its unique environment. The planning is that of a primary prep school, but it is delivered in a relaxed and fun way.'

What's clear is that Mouse House will continue this inspirational story. 'The Kindergartens is successful because they are family-run schools and are ever-evolving,' Kehoe says. 'We can offer a unique and trusted learning platform for children and set the foundation towards their future schooling.'

Find out more at thekindergartens.com



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EXTENSIVE RESEARCH

Make the most of whatever space you have: up, down or to the side

Let's face it, there aren't many places better to live than in The Resident's neighbourhood, but what if you are hankering after more space? As Kara O'Reilly shows from page 76, there are a whole host of ways you can extend your property and create that dream abode. You may be happy with your square footage, so we interview some of the best local experts – McCarron & Co, Sarah Vanrenen and 1508 London – about ways you can really add a luxury touch to your interiors, whether it's a bespoke kitchen or a complete makeover.

PEARL OF BELGRAVIA

The Creative Director of 1508 London takes us inside this exquisite high-end residential property

Words LOUISE WICKSTEED



At 1508 London, we work as a design collective. Unfettered by a house style, we listen to the stories that history, geography and the vernacular of architecture have to tell and thread together our own, to deliver sophisticated design on a superior level.

I founded 1508 London along with Ben Johnson. He has worked in contemporary interior design with an architectural remit, whilst my skills are in more traditional interior design, developing palettes, sourcing and styling. Together we are both schooled in the history of various styles and periods of design, so we are able to bring technical, creative and contextual perspective to our shared designs. The first time we worked

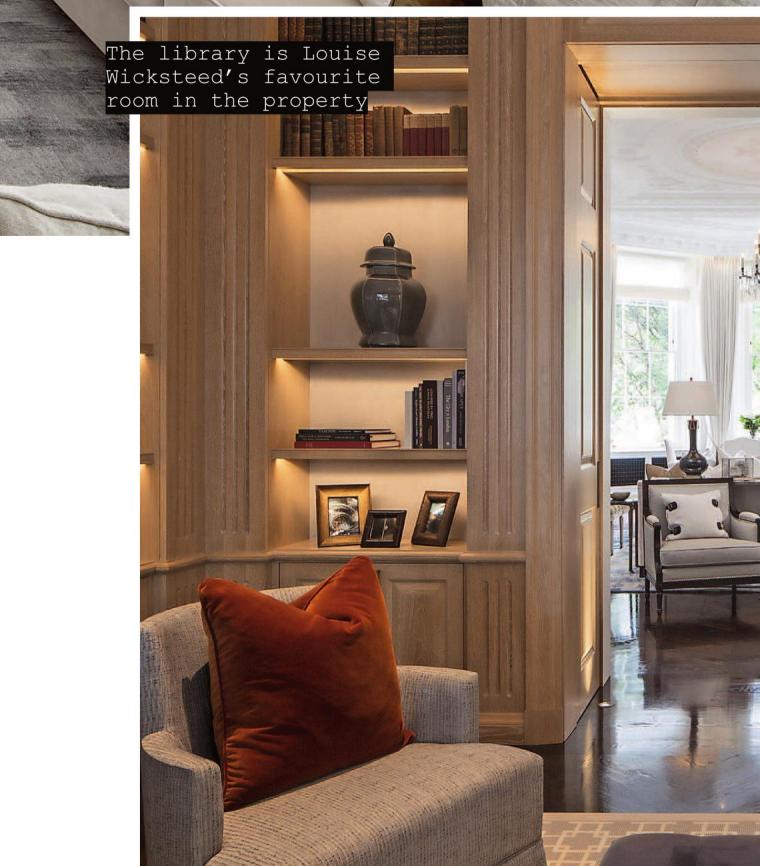
together was over 12 years ago, but given our shared love of contemporary design, when we were given the opportunity to work together again, it felt like a natural step. At 1508 London we create beautiful spaces coupled with the clients' requirements, no matter how challenging. We believe in fine detail and craftsmanship, subtly weaving that detail into a design. The narrative may not be immediate or obvious, but when you do discover it, it becomes clear why we approach interior design in a way that creates unique and timeless residences.

Whilst we don't actively look for projects in one particular London area, it is great to work with the elegant classical architecture in Belgravia. These grand buildings lend themselves beautifully to





We listen to the stories that history, geography and the vernacular of architecture have to tell





contemporary yet timeless interiors, with owners often looking for something different and unique, allowing us to be creative and experiment with the finishes, materials and furnishings we use. Project Pearl, seen here, is a case in point.

For Project Pearl, we were tasked with redesigning and refurbishing the interior of this ground floor and lower ground floor Belgravia apartment. The design brief centred on the restoration of classical period details and an introduction of fresh, modern materials and a controlled palette to create a luxurious, timeless feel.

The biggest challenge was to maintain the period feeling of the property whilst introducing a fresh and contemporary feel to the interior. We combated this by working alongside a heritage consultant to recreate and enhance the Regency period features throughout and complement these with more modern loose furniture and artwork. We reinstated Regency period features such as the decorative ceiling and wall panelling, which enhanced the impressive scale of the key rooms whilst creating a luxurious, calm and timeless interior.

The rooms were beautifully



The master bedroom is light-filled, and its en-suite is clad in exquisite Statuario marble

proportioned with high ceilings that lend a sense of grandeur to the property. Having rooms of this scale in Belgravia are hard to come by and therefore are very sought after. Not restricted by the size of the rooms, we were able to include period features that would not work in smaller properties.

Choosing the right accessories was crucial to the brief of seamlessly mixing the old and the new. At the centre of this space we

placed a large 24-arm ornate glass, silver and crystal Maria Theree chandelier. Other traditional pieces include a pair of Victorian giltwood oval mirrors and a hand-carved marble fire surround by Jamb. The space is completed with a

dose of abstract art that sits opposite a traditional portrait painting above the fireplace in the sitting and dining room. The end result shows how layering these accessories with neutral fabrics, textures and accessories creates a cohesive, sophisticated look that enhances the luxurious feel of the property. From start to finish, this project took 20 months.

And, finally, why 1508 London? That was the year the artist Michelangelo won the commission for the Sistine Chapel and the start of the late Renaissance in art & design. We are heavily influenced and inspired by classical principles, plus the study of historical architecture and interiors.

See more about the work of 1508 London, and other projects undertaken in the area, at 1508london.com

Repair, Restore, Retain

Why Fortis & Hooke have a proven track record in the conservation of original sash windows

Restoration of original windows is not the popular solution. Sash window owners have been erroneously informed that only new windows can provide solutions for draught proofing and better thermal efficiency. In reality original windows can be refurbished to achieve the same performance as new windows yet provide benefits that newer windows can never match.

Original windows were handmade by skilled craftsman who used seasoned timber in producing them. We have seen the dismay of customers who have had their original windows replaced with new softwood windows that were not properly painted, and subsequently showed extensive rot within a short period. Unfortunately these customers then have to either replace these windows with hardwood substitutes or spend large amounts of money to have these windows repaired.

We, at Fortis & Hooke, believe that the company that makes a stand against unnecessary replacement will be at the forefront of English Heritage safeguarding. We have a proven track record in the conservation of original sash windows.

In a recent window restoration project we undertook, our client had bought a large manor house. It was a Grade II listed property that had 36 large sash windows and several original doors. The client was looking for a specialist company that was able to deal with listed properties and who specialise in restoring original sash windows. We assessed the windows and most of the frames and glass were original. The client wanted them fully restored and decorated. Her home was quite draughty too so she liked the idea of having draught proofing done as well. She also had two small children and was concerned about their safety as they might be able to open them.

As this property had so many



Fortis & Hooke can restore any original window to its former beauty



windows we decided to remove them in batches of seven. The sash windows were removed and taken off to our workshop to be worked on. We were very careful when handling her windows as the glass was original and she didn't want it replaced. The sash windows were stripped back and the wood was repaired where needed. They were decorated with the client's chosen colour and we draught proofed the windows before fitting them back in. Security locks were installed so that her small children could not open the windows and they couldn't be broken into from outside. The doors that she wanted restored were also repaired on site.

Our client was happy with the way we handled the windows and the decoration process. We restored everything with care and when we left, they all looked as good as new. So, STOP, don't replace! Instead, contact us and we will advise you on a cost-effective way to restore and refurbish your original sash windows.

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THE BOLD & THE BRAVE

Eclectic interior designer Sarah Vanrenen shows how to embrace the unexpected in a stunning Georgian townhouse

Words MADELEINE HOWELL

Sarah Vanrenen's vibrant style pays homage to bold colour schemes, riotous patterns and rare antiques. 'I don't like minimalism,' she asserts. 'A house should look lived in, as if the person who lives there has collected personal effects all their life. It should reflect their character.'

Vanrenen grew up surrounded by designers, 'being carted around' by her

mother, Penny Morrison, one half of accessories brand Irving & Morrison and herself a designer famed for her hand-printed designs on natural linens and cottons. But where does Vanrenen draw her inspiration from today? 'It's everywhere,' she says. 'I read absolutely every interiors magazine I can, and I travel a lot. Instagram has been amazing for finding people with similar tastes.'

Her favourite haunts are the Decorative Antiques and Textiles Fair in Battersea and the Ardingly Antiques and Collectors Fair in Sussex, where she'll often be found 'making a day of it' with a friend or a client. 'If you really like something, and it's a one-off, then pay a little bit more – you'll look at it forever and love it,' she advises.

Vanrenen describes her ideal look as



modern, but eclectic. 'I often like to have a classic base, a blank canvas with simple architectural lines, and then I'll add colourful textures and textiles,' she explains. It's a dash of daring, and a love of one-off pieces, paired with elegant staples. She often goes for her tried and tested suppliers, such as Vaughan lighting 'which I'll always use, because it's just so classic, and such good quality' against an outlandish pop of colour by way of contrast.

A glance at one recent pet project, a Georgian townhouse in Chelsea, shows that she's far from afraid to clash prints. 'Contrasting fabrics should work well together. You just need to be brave enough to find out what works,' she urges. That said, Vanrenen emphasises that she works carefully to read each client, and according to their preferences, is always happy to

A house should look lived in. It should reflect the owner's character

'calm the whole thing down'.

Vanrenen's preferred style is on show in all its glory at the townhouse. 'It was for a client that I've had for many years – I've worked with her since 2002. It was great fun because she always says "yes"! I

was able to implement a lot of American interior influences, which I absolutely love, and really go for it.

'In both the sitting room and the drawing room we mixed bold, vibrant fabrics together. I adore her brass chest of drawers, another brave choice, and the Martha Armitage wallpaper in the bedroom. We went for an acid lime green colour in the downstairs loo, which looks amazing.'

Whether you're one for brights or not, Vanrenen's signature use of texture works well with any colour scheme. 'As with print, I like to use unexpected combinations of fabric and texture,' she

says. 'Rich velvet paired with lovely thick, woven linens and silk lampshades works well.'

Fireplaces are also a key focal point for Vanrenen in terms of structure. 'Wherever possible one has to have a fireplace, whether gas or real, somewhere in the house, that you can dress with a mirror, flowers and photographs,' she says. 'It's the best way to make a house feel lived-in. I've even been known to put fireplaces in where there hasn't been a flue.'

What's her own house like? Vanrenen laughs: 'I'm doing it up at the moment, and I suppose it's going to be pretty bold too. I'm going to have very dark, lacquered purple walls in my sitting room, juxtaposed with light, pale bookshelves, so it won't be oppressive. And, of course, I'll have all the things I've collected over the years in there.'

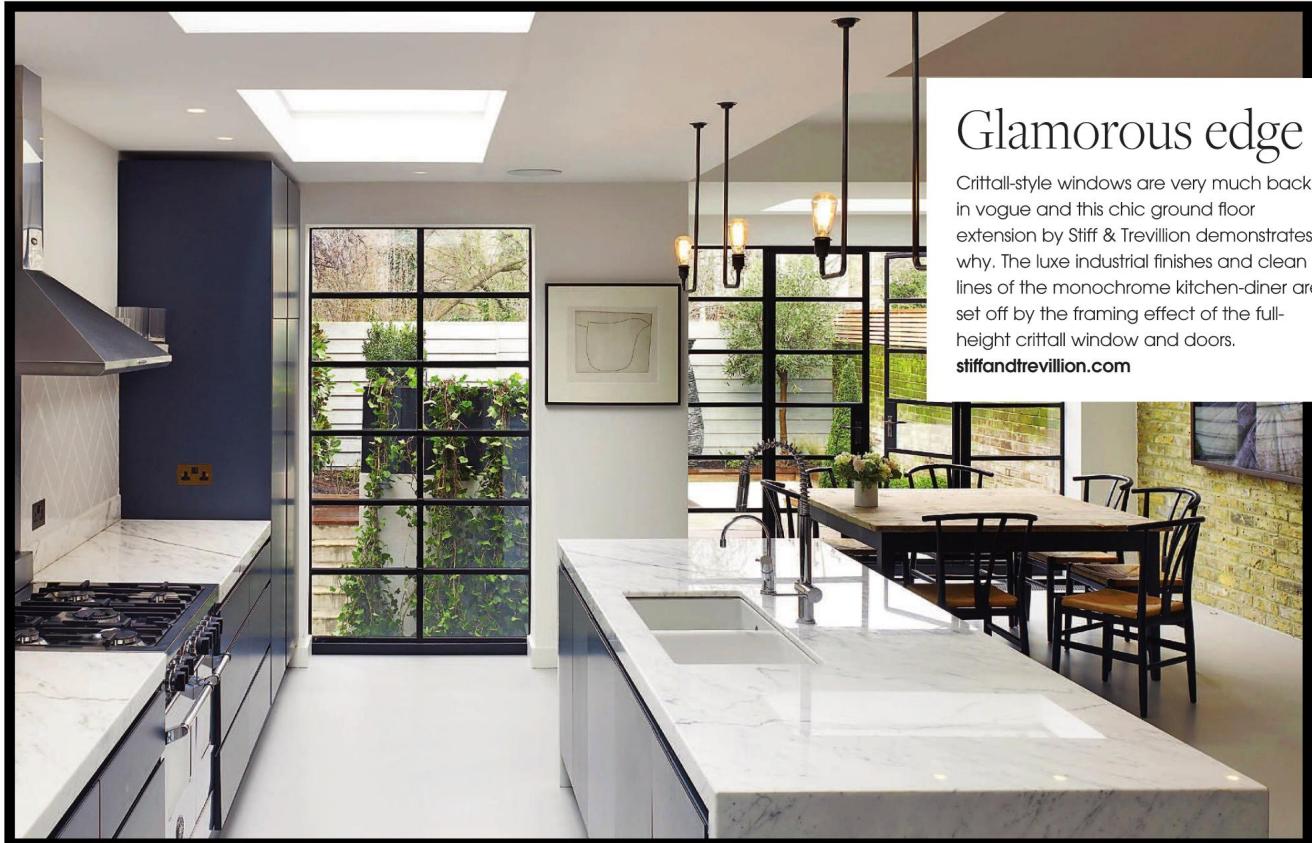
For more about Sarah Vanrenen, visit vanrenendesigns.com or call 020 7371 8465



A CLEVER ANGLE

Architect Paul Wiggins took on his clients' challenge of creating a seamless 'outside in' flow for their kitchen extension and came up with this ingenious, angled, cantilevered-steel cage that means the opening has no visible supports to break up the sight lines to and from the garden.

paulwigginsarchitects.com



Glamorous edge

Crittall-style windows are very much back in vogue and this chic ground floor extension by Stiff & Trevillion demonstrates why. The luxe industrial finishes and clean lines of the monochrome kitchen-diner are set off by the framing effect of the full-height crittall window and doors.

stiffandtrevillion.com

LIVING SPACE

Need more room? Then consider an extension. Start planning your project to expand out, up or down...

Story KARA O'REILLY

Light and shade

A dramatic black-clad extension formed from two linked 'boxes' was Hüt Architects solution to expanding this classic London Victorian terraced house. By doing so, they have created generous free-flowing kitchen, dining and living areas out of a formally dark and pokey basement.

hutarchitecture.com

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Old meets new

This pitch-framed extension by contemporary conservatory specialists, Apropos, replicates the angles and shapes of the original house, but clearly demarcates between the old and the new. It's a striking feature as well as a flexible garden room.
aproposconservatories.co.uk



While extending, why not think about going up, as well as out? And remember: extensions don't have to be huge to make a big difference



Double-height drama

While extending, why not think about going up, as well as out? This remodelled townhouse features a spectacular six-metre-high extension with a motorised opening sash window made by glass specialists, Vitrocsa. The architects, Paul+O, intended it to flood the house with light and create uninterrupted garden views – job done.
vitrocsa-uk.com/paul-o-architects.com



Lofty ideas

Architect Your Home specialises in offering a flexible design service to help you manage any size project, whether it's a room refurb or a whole house conversion, in as much – or as little – detail as you want. In this loft extension, it cleverly placed a bath in what would otherwise be a wasted eaves space.
architect-yourhome.com



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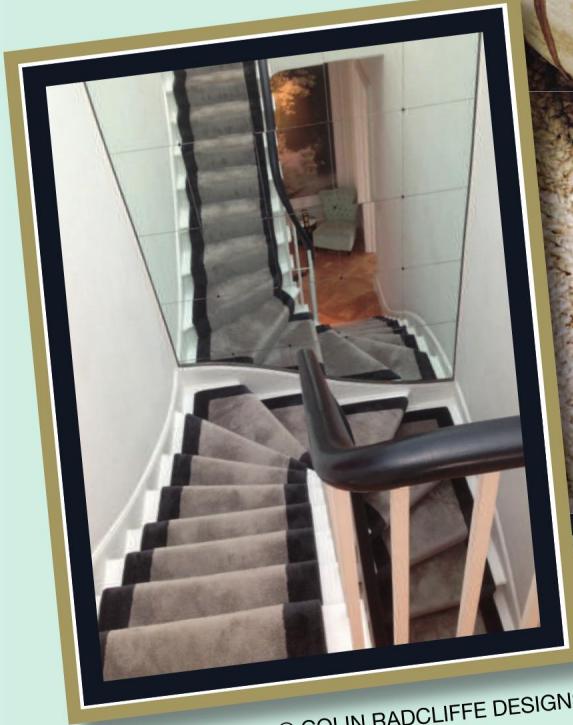
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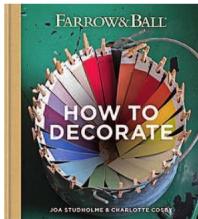
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Decorative arts



Fans of Farrow & Ball rejoice! Joa Studholme, the company's International Colour Consultant, has brought out a new book that not only gives an insight into the magic behind creating the influential and evocatively named paint range, but more importantly is a truly comprehensive guide on how to approach decorating with colour. *Farrow & Ball: How to Decorate* by Joa Studholme and Charlotte Cosby, with photographs by James Merrell (Mitchell Beazley, £30, octopusbooks.co.uk) is available to readers of *The Resident* for the special price of £19.50 (inc p&p). To order, call 01903 828503 and quote Decorate/MB638. Offer subject to availability, please allow 7 days for delivery.



HENRY'S HOUSE

The latest fashionista to join the homes crowd is Henry Holland, who has collaborated with Habitat to produce a capsule collection. Digitally-printed botanicals and bugs appear on vibrant velvets and cottons and give the collection a so on-trend tropical feel, from £35. habitat.co.uk

HOMES NOTEBOOK

Kara O'Reilly brings you the latest interior news



From unusual accessories to faux flowers, India Jane has it covered

Whole new world

India Jane has opened at 130 Kensington High Street, offering a real sanctuary from hectic urban life. India Jane's unusual collections are carefully hand-picked and designed for timeless appeal and enjoyment, always embracing an aesthetic that is warm and sensual, relaxed and refined. Furniture that is sophisticated in its simplicity, quality and style, gracious table settings, intimate seating areas and an interesting selection of both decorative and functional accessories are presented in pleasing compositions, always mixed in with whimsical details to evoke a sense of fun. Don't miss their dedicated flower shop downstairs, with a selection of faux flowers and plants in all sizes.

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PERSONAL TOUCH

With a second showroom in London, McCarron & Co's Richard Jackson explains how they can satisfy a demand for bespoke, modern designs

Words MARK KEBBLE

Was bespoke furniture at the heart of McCarron & Co from the get go?

McCarron was set up by seven industry professionals that had worked together for up to 20 years previously. Taking the experience we had from the industry we redesigned many processes to improve the way our furniture is made. Starting in the middle of one of the worst recessions we realised that clients were looking for something different. Clients wanted a 'cleaner, less complicated look'. Previously English furniture makers had added many embellishments to the furniture, but by 2009 when we started the company clients wanted the values of traditional bespoke furniture, but with a more contemporary feel.

Has the ethos behind McCarron & Co evolved at all since 2009?

We have built on our original principals: an openness to new ideas and trends, an aspiration to be the very best designers and makers in our space. This ethos has remained the bedrock of the team. Interestingly that has led to the McCarron Aesthetic evolving at a pace. We are now able to use our knowledge and drive trends, and deliver unique and beautiful projects to our clients.

Today, how is the interior design industry looking? Are you finding more people staying in their homes and improving them?

We work with many interior designers who like the flexibility we can give them. We also work with developers on new build properties and private home owners who are refurbishing their properties and invite us to redesign their homes. Our clients' relationships with their homes has evolved over the last five years, a combination of world class development and an explosion of social media has allowed home owners and designers to research the best design work and they approach us educated with high aesthetic and quality expectations. This sits well with the McCarron Values. That development in understanding seems to be consistent for clients either moving or improving.

McCarron & Co's showrooms feature a range of designs, with three featured on these pages



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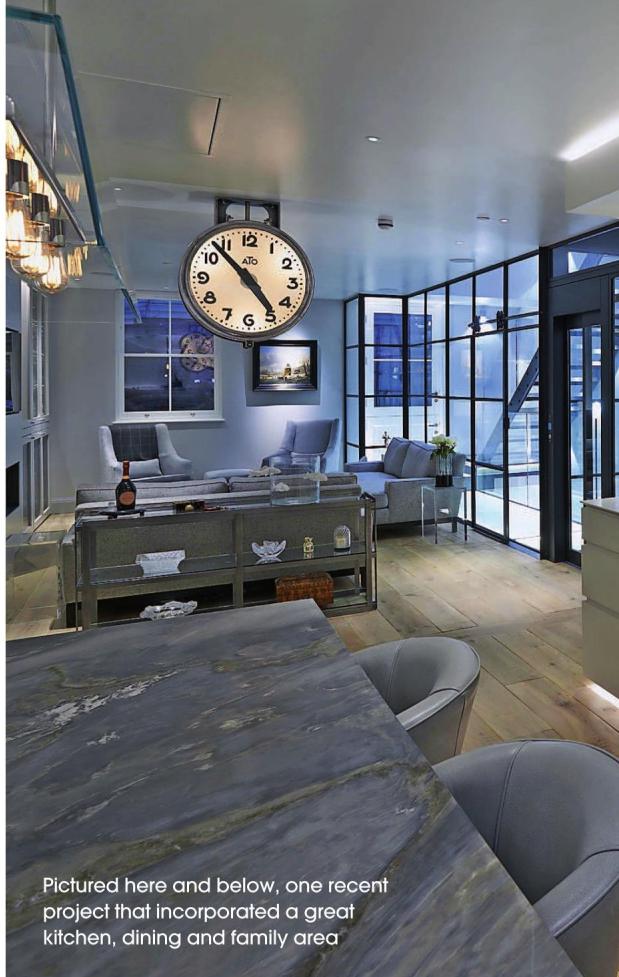
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Pictured here and below, one recent project that incorporated a great kitchen, dining and family area



We are able to design and build projects that fuse ideas from both traditional and contemporary

How long have you had a showroom in Chelsea?

We opened our showroom in the Fulham Road three years ago this summer. The showroom has been very successful and we have found that our clients love the feel of the space. Our second showroom in Notting Hill has now been open for a month. This showroom is on two floors and we have reflected the growing demand for mixed materials and rich contemporary designs and textures.

A vast majority of people living in this area can have anything they want, so how would you surprise them with your work?

The surprises are there to be seen in our bespoke furniture designs, bespoke handles and unusual finishes. Most design led companies have their own different designs which they show, but generally they are either traditional or contemporary. We are able to design and build both and have fused ideas from one to the other together. For example in our contemporary designs we use wood interiors and use leather, glass and metals internally, keeping a contemporary exterior.

Can you pinpoint three projects undertaken around the Chelsea area that really stand out for you?

A Modena design in grey painted and dark stained walnut with Miele, Sub Zero and Wolf appliances. We just love the flow of this kitchen. Then one of our latest contemporary designs is a great kitchen, dining and family area featuring Gaggenau. Finally a great dressing room featuring painted doors and painted veneered interiors, lots of glass – a very contemporary look and yet based on classical principles.

What's in trend right now?

The showrooms have been designed to reflect the current trends, colours, materials and styles. In contemporary, clients are looking for clean lines and clever practical solutions. With the more classic looks clients are looking for, again, clean lines, less embellishments quality of build and practical storage ideas. Most important our furniture must look good and perform!

How do you see the future of McCarron & Co?

Good quality products, project management and installation are the backbone to our business and we need to build on this and grow our business as the one client's can trust and want to come back to.

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SCANDI CHIC

Scandi style has long been finding its way into our homes, with the Egg chair by Arne Jacobsen and the Tulip chair by Eero Saarinen. And now there's the new Scandi. Next has taken the pared-back style and cleaned up those lines even further with boxy shapes, soft edges and pastel shades. Carter chair, £199; Geo rug, from £45; cube stool, £55; table lamp, £28; geometric cushion, £18; glass platter, £12.

All from next.co.uk



MODERN MUSINGS

From mid century to the new Scandi, design classics are being reimagined for the modern home

Words VICTORIA PURCELL

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CLEAN AND CLASSIC

The Clifton Swivel Chair (£995) by Danish designer Susan Grønlund is a subtle addition to any room. Pair it with the Hitchcock Floor Light (£230), influenced by 50s French and Italian lighting, a vintage Heal's poster (£45) and Theia Cushion with abstract brush strokes (£55), and you're all set to kick back and browse that new coffee table book on design classics.

All by Heal's and available from amara.com



HOT DESK

Handcrafted in mango wood, metal and leather, the Florence Desk by Oliver Bonas (£450) makes for a very handsome home office. Add the pale jade Coco chair (was £575, now £320) – curved and compact with clean lines – plus the concrete table lamp (£40) for a contemporary approach to working from home. Don't forget those plants – they have been proven to decrease stress and enhance productivity.

All from oliverbonas.com



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Turn your living room into a contemporary members club with the Spectre Armchair and footstool by made.com (£699). The smart button-back and tapered wooden legs have a gentlemanly air about them that demand an Old Fashioned. Add the Vetro Floor Lamp LB6 (£139), with five opal glass globes to cast a soft, easy light and keep the look on trend with a splash of colour courtesy of the hand-woven Dakota rug in sea green (£249).

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Melanie Williams Interiors is a London-based architecture and interior design consultancy specializing in high end residential and boutique commercial projects in London and beyond.

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KARA O'REILLY

Why Piero Fornasetti lights up my life

It started with a mouse mat. Not just any old mouse mat, mind. No, it was one formed from a print of the iconic features of Piero Fornasetti's beautiful muse, Lina Cavalieri, the face that launched a thousand of his designs. I somehow acquired it back when I worked at ELLE Decoration (I can't remember how – whether it was a PR token or passed on from one of my colleagues), but it has travelled with me ever since. And, a little weather beaten, still sits on my desk – even though I believe a mouse mat is no longer an essential in the modern workplace.

Fast-forward a decade or two and I have suddenly developed a fancy for some more Fornasetti in my life. For example, tired of waiting for someone – anyone – finally to read my mind and present me with one of the Fornasetti scented candles housed in gorgeous porcelain pots that have featured in many a glossy gift guide in recent years, I finally splashed the cash – not an inconsiderable sum, considering it's only a candle – and treated myself to the Burlesque design featuring Lina's face from Amara (amara.com). She now has pride of place on my mantelpiece. When the candle has burnt out, she will become a trinket pot in my bedroom and, in time, I may well add the Bacio red lip design to my blossoming collection – or at least put it on my wish list for next Christmas.

The attraction lies in the fact that there is a timeless quality to them

I admit that I am slow to join this particular party considering the man himself created his influential designs way back in the 1950s and 1960s. But, recently, I have found myself fantasy shopping on the 1st dibs auction site (1stdibs.com) for vintage pieces; not to mention my increasingly regular visits to the website of Milk, the tiny design boutique housed in the Old Clerk's House in Spitalfields (milkconceptboutique.co.uk). It is, as far as I am concerned, the first port of call for anyone considering

investing in a new item of Fornasetti, now being produced under the watchful eye of Piero's son, Barnaba. I am also hankering after the Nuvolette cloudy sky print wallpaper from the Fornasetti II collection by Cole & Son (cole-and-son.com) for when I get round to redecorating my bedroom on the rotating ten-year room-by-room house-tart-up cycle.

I think the attraction lies in the fact that for such recognisable pieces, there is a timeless quality to them. Not only that, there is something joyous in embracing the slightly subversive and the surreal in design – think of the enduring appeal of artist Salvador Dali's Mae West Lips sofa. Perhaps it's the mostly monochrome colour palette, or maybe it's the amazingly detailed draughtsmanship; whatever, suffice to say I am feeling Fornasetti right now.





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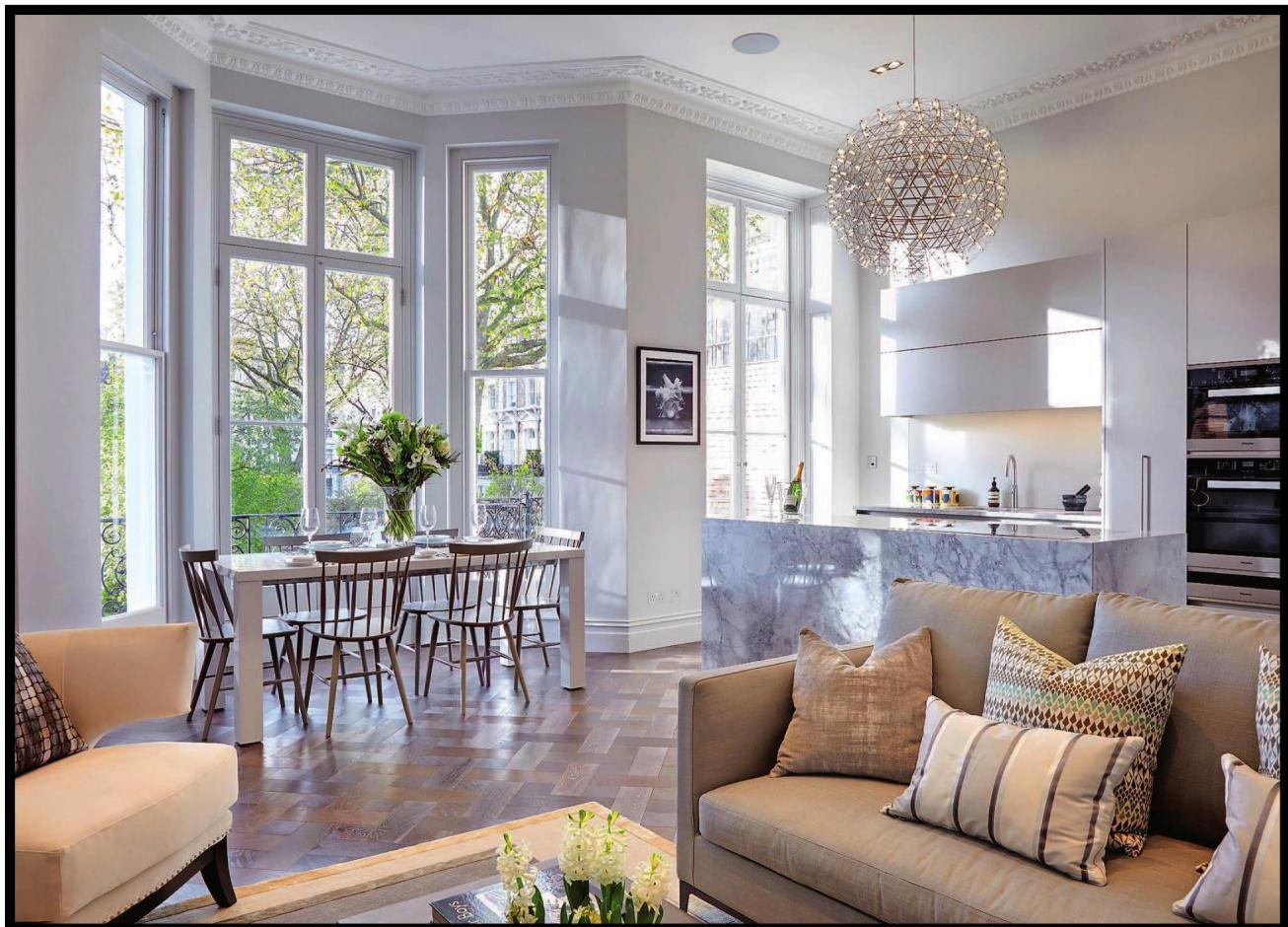


**Knight
Frank**

*Prices correct at time of print.

JUNE 2016

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140 My month – Toby Whittome of Jackson-Stops & Staff reflects on the benefits of a friendly approach



Contemporary homes are on the menu this month, from swanky new developments offering the latest in high-tech features to à la mode refurbishments of period properties. We discover why the demand for modern homes is on the rise, and also report on the Westbourne River Project, which could offer brand new waterside living in West London.

Karen

Karen Tait, Property Editor

Editor's pick: This first-floor two-bedroom, two-bathroom flat on Courtfield Gardens, SW5, has been meticulously refurbished, offering well proportioned rooms boasting high ceilings and large windows, a balcony, a large private terrace and views over the communal garden square: £2.1m (John D Wood & Co., 020 7835 0000)



NEW



PROPERTY NEWS

Landmark developments across London

New waterside district

The new Westbourne River Project – a proposed system of new canals and water features, running from Bayswater, through Belgravia to Pimlico – could raise neighbouring residential values up to 20% once completed, according to estate agency Kay & Co. The new six-mile long project will return parts of the historic Westbourne River (underground since the 1800s) to the surface, and will include new water features in Hyde Park, and along Chelsea Bridge Road,

Gloucester Terrace, Devonshire Terrace and Craven Terrace, as well as fountains on Lowndes Street and Chesham Street. Plans for the new project were released by developer QV3 in association with Kay & Co but the project is still to be submitted for planning permission. New apartment buildings would be developed by the 'FlairPool' brand alongside the canals and water features, providing up to 300 new homes. **Contact Kay & Co on 020 7262 2030**





Dual personality

Bringing together classic and contemporary style in Marylebone, OneTwentyFour is a boutique development of 12 apartments – studios and duplex penthouses – which combines a Georgian-style exterior at the front with a modern façade and ‘living wall’ at the rear. The interiors will be contemporary in style, with large windows, spotlight lighting and modern decor. Residents will also benefit from complimentary membership to the gym and spa at the 5-star Landmark Hotel Spa and Health Club. Located at 124 Seymour Place, the project from real estate group Merchant Land is due for completion by the end of the year with prices from £799,980.

OneTwentyFourW1.co.uk



Prime Numbers

1 in 3

Prime London property purchases made by buy-to-let investors in Q1 2016

40%

of Q1 property sales made in cash

9%

increase in buyer-demand year-on-year in Prime London

19%

increase in buyer-demand year-on-year in Outer Prime belt

SOURCE: MARS & PARSONS

70RK

BATTERSEA SHOW HOME

The long-awaited transformation of Battersea Power Station is a story in itself but with ‘starchitects’ Gehry Partners letting their creative juices flow in Prospect Place, the project is guaranteed headlines around the world. The distinctive buildings will feature striking sculptural facades, reminiscent of billowing ships’ sails. The undulating facades accommodate unique living spaces within, with no two homes the same. The first show apartment is now open to the public, showcasing the ‘LA’ interior scheme. Visitors will also be able to experience the winter gardens, external glazed pods which cascade across the curves of the building.

Prices are from £1.311m for a two-bed apartment, and show apartments are by appointment only (0207 501 0678).

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ALL MOD CONS

With jaw-dropping views and a menu of amenities, it's no wonder Londoners have fallen in love with contemporary homes

Words FIONA BRANDHORST

Once seen as a poor alternative to period property, modern homes are back in vogue. Brand new properties in London exude ready-made sophistication and reflect a stress-free way of living, giving you more time to relax and enjoy the moment, especially if you have a bird's eye view of the capital. For example, the 19th-floor roof terrace of the recently launched Goodman Penthouse by Berkeley Homes in the city has views that will leave you breathless. Three floors of highest specification living come with a prime price tag of £5m and feature the latest trend with floor to ceiling glass windows.

Savills latest London Waterfront Report shows that along the 27 mile stretch of the Thames between Richmond and Canary Wharf, 270 schemes are planned within a mile of the river over the next five years. The waterfront premium for a second-hand flat is 26.5% north of the river and 36.3% to the south in the stretch between Wandsworth Bridge and the London Eye.

Bradley Bartlett, Chestertons' Director of Corporate Services, says many of London's top employers are switched on to the benefits of contemporary homes for their key people in the tech and financial services sector relocating to London. 'Only an ultra-modern, hi-tech home will do,' he says. Chestertons is selling a grand designs-style detached modern house set right in the heart of Islington for £3.25m. Built ten years ago, the four bedroom house offers dramatic internal spaces including an impressive triple height light-filled atrium. An integrated intelligent home-automation system enables everything from lights to TV and music to be app-controlled and programmed.

While some people will never stray from the character and aesthetic of a period building, there's still a strong appeal for a new build home says Matthew Morton-Smith, Head of Savills Westminster and Pimlico office. 'It can offer an easy low-maintenance option, attractive to first-time buyers, occasional users and frequent travellers alike.' The

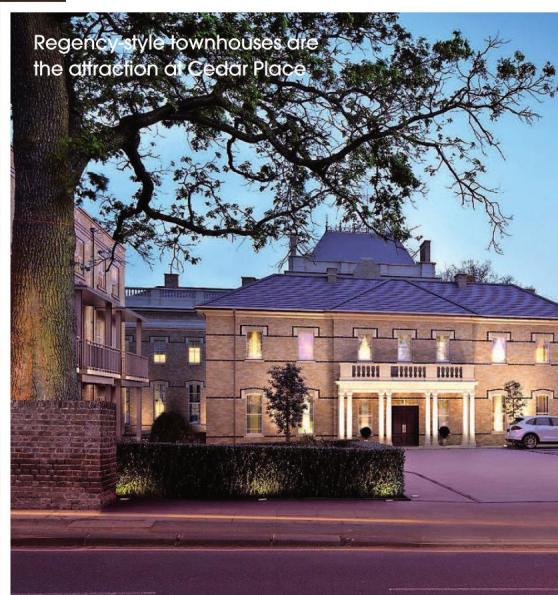


Nova Building in the heart of Victoria, with prices starting from £1.925m, completes later this year and offers a range of contemporary one, two, three and four bedroom apartments designed with neutral tones and wood influences. 'Buying a new apartment in an area like Victoria will also mean buying into an exciting neighbourhood with all the new restaurants, bars and shops that are opening,' adds Morton-Smith.

New build homes in luxury developments can also offer a lifestyle like living in a luxury hotel. Martin Bikhit, Managing Director of Kay & Co adds: 'Knowing that a member of a concierge team is on hand to take deliveries and provide 24-hour security allows them to live without the worries of maintenance that tend to come with older homes.'

For those buying off plan there are some advantages too. While you have to





Regency-style townhouses are the attraction at Cedar Place

London's top employers are switched on to the benefits of contemporary homes

New homes can attract new facilities and infrastructure such as schools, supermarkets often conveniently below the development, and improved transport links. Oliver Griffiths, Sales Manager at Jackson-Stops & Staff Richmond branch, adds: 'New build properties benefit from much lower annual running costs with an average three bedroom semi-detached typically £780 for energy costs, compared to an improved Victorian home that costs £1,670 per year to run.'

The Goodman Penthouse by Berkeley Homes, pictured here and below left, offers a bird's eye view of London

reserve the property with a 10 to 20% deposit, lenders won't tend to agree a mortgage more than six months in advance of completion, so there's more time to add to your savings pot. Claire Packer, Partner in Strutt & Parker's London Residential Development team, says: 'Financial rewards from buying a new home can also be high, particularly if you buy off-plan in an up and coming area. If prices increase then you could make a good return on only a 10% deposit investment, even before you move in.' Beware, though, there is also a risk that prices could drop leaving the buyer to make up the shortfall.

In Mayfair's luxury new homes market, newly built premium apartments in 1985 averaged £285,000, compared to £4.25 million-£4.5 million today says a new report from Wetherell. There are now around eight to 12 new homes projects per year in Mayfair, selling at

prices from £2,500 to £5,000 plus per sq ft; during the 1980s there were just a couple of new developments per year selling for just £300 per sq ft.

Top of the list for DIY-shy buyers has to be the ten-year guarantee offered by developers says Ed Mead, Executive Director at Douglas & Gordon. 'It doesn't cover usual wear-and-tear, but it does protect you against common problems that can unexpectedly cost buyers of period property large sums such as damp, boiler issues or replacing a roof.'

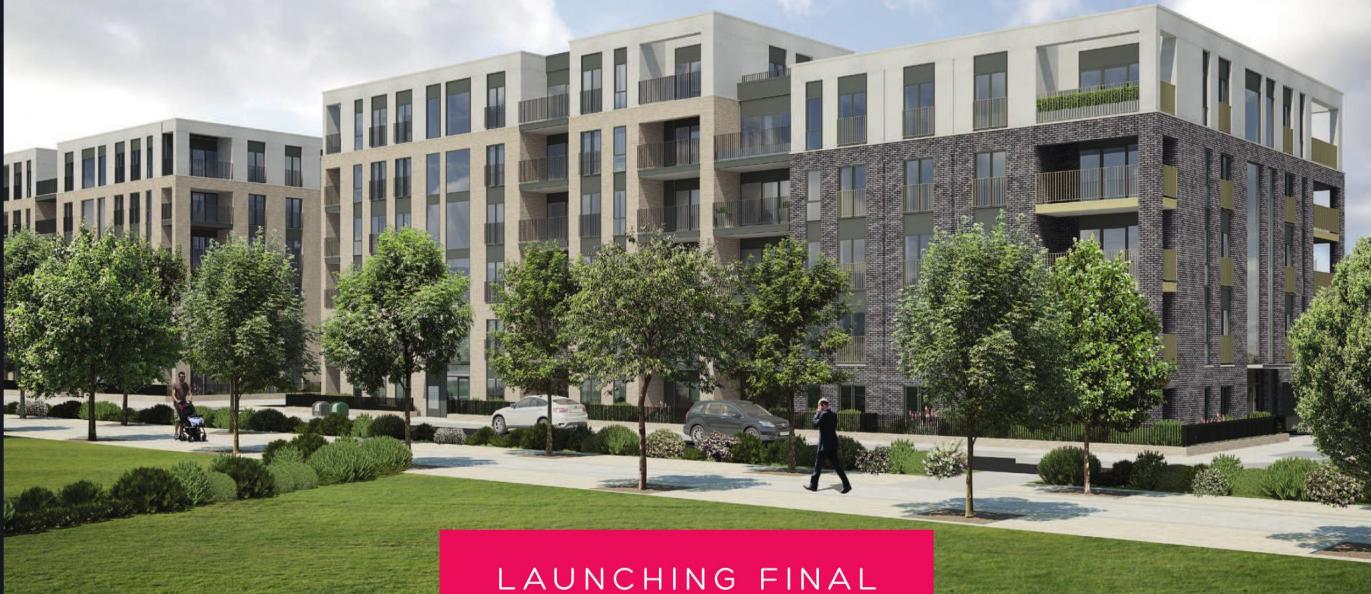
'Buying off-plan may mean you can have input into the interior design with options often being available on flooring and kitchen specifications. New Build properties are built with individual units in mind, so the sound insulation installed gives a fantastic amount of privacy.' And for first-time buyers it also means a chain-free sale.

Increasingly, you can get the best of both worlds with a huge range of new homes being converted from former industrial buildings, keeping a foot in both the past and future. Strutt & Parker is selling a one bedroom duplex apartment in the Bolton Studios, a converted artist workspace in Chelsea, with double height ceilings and smart storage solutions for £1.6m. Meanwhile Cedar Place in Wimbledon Hill Park is a rare collection of refurbished apartments and new Regency style townhouses built by Berkeley Homes on the site of a former 19th century hospital on the market with Savills from £1.5m.

Tim Pettman, Berkeley Homes' West London Sales Director comments: 'Cedar Place reflects and complements the heritage of its striking backdrop and sits alongside 19 acres of mature, protected parkland that will continue to be maintained to benefit residents for years to come.'



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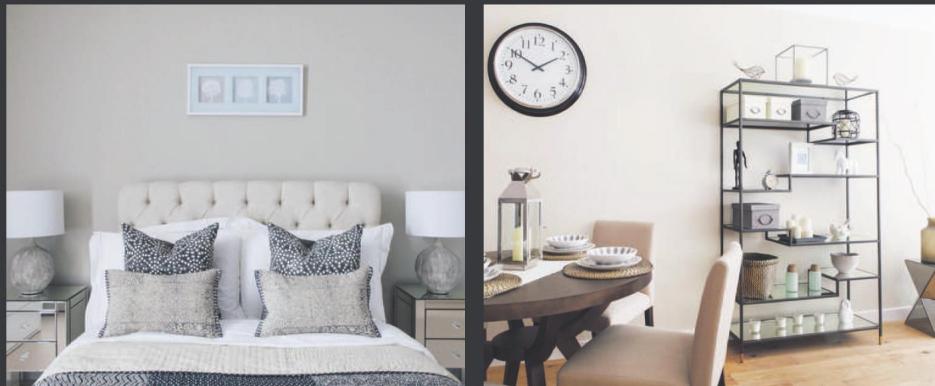


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HOT TREND

John Waters, of Knight Frank Chelsea, on why it's important not to neglect gardens and terraces



As I write this in early May the Royal Hospital is preparing to once again host the RHS Chelsea Flower Show, as it has done every year since 1913 (apart from gaps during the two World Wars). This year the show runs from 24-28 May and, although the RHS Hampton Court Palace Flower Show is now the largest flower show in the UK, the Chelsea Flower Show is unquestionably the most prestigious. The Flower Show not only marks the beginning of the summer season, it also inspires the nation's home owners to get out into the garden and add a little wow factor of their own.

The garden, roof terrace or balcony is often overlooked when people are thinking of renovating their homes. Given the premium for any sort of outside space in London this can be a costly mistake. Whilst there is no hard and fast formula

for how much a good garden or terrace will add to a property, various percentages are frequently bandied around (5%, 10%, even 20% on occasions), it is fair to say that a neglected bit of outside space will certainly reduce the value of your property and its saleability. A roof terrace, for example, that has broken decking and a

It is fair to say that a neglected bit of outside space will certainly reduce a property's value

door that sticks will make a buyer think that if the current owner doesn't use it then chances are they won't either.

The question is often asked; what is the best thing to do to my garden or terrace to appeal to the broadest selection of buyers? The answer is fairly straight-forward, but does require a little

thought and it is best to consider the type of person that is likely to buy your property. If you have a one bedroom top floor flat with a great roof terrace then perhaps the likely buyer would be a young professional single or couple looking for great entertaining space. Here it may be appropriate to build in some seating and find a great spot for a barbecue. If, however, you have a five bedroom house with a large garden, chances are the buyers will be a family with a couple of children looking for a forever home. In this case think about the different requirements the garden will have to fulfil. Can there be several zones that serve different purposes? An area to keep the children occupied, an area for the adults to entertain, even an area to grow a few vegetables. Keep an eye on the Chelsea Flower Show for inspiration and make the most of the space you have.

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john.waters@knightfrank.com



County Hall, Belvedere Road, Lambeth SE1

Three bedroom apartment for sale in County Hall

A bright, refurbished three bedroom apartment for sale on the third floor of this prestigious building in County Hall with views of the Houses of Parliament along the river Thames. 3 bedrooms, 2 bathrooms, kitchen/dining/reception room, 24 hour security and concierge, gym and pool.

Approximately 88 sq m (947 sq ft). EPC: D.

Leasehold: approximately 977 years remaining

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Guide price: £1,500,000

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A stunning four bedroom mews house

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Freehold

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This exquisite five bedroom penthouse (approximately 4,311sq ft / 400 sq m) is located on the 11th and 12th floors of this landmark Kensington development and provides the optimum in modern living. The property benefits from wraparound terraces of over 1,400sq ft. Accommodation comprises a large reception area with double-height ceilings, entrance hall, large open-plan kitchen with Gaggenau and Sub Zero appliances, dining area, master bedroom with dressing area and ensuite bathroom, four further bedrooms with ensuite bathrooms and separate utility room. The apartment further benefits from four allocated parking spaces and two separate entrances. 375 Kensington High Street is a luxurious new build benefitting from 24-hour Harrods Estates concierge and security. EPC rating C.

Leasehold: approximately 997 years remaining

Guide price: £12,995,000

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THE KNIGHTSBRIDGE APARTMENTS, Knightsbridge SW7

A spacious, well-proportioned one bedroom apartment (approximately 819sq ft/76.1sq m) on the third floor of one of Knightsbridge's premier developments. The apartment enjoys an east-facing outlook over the beautiful communal gardens and is presented in excellent condition. The accommodation comprises a reception hall with ample storage cupboards, large reception room, a double bedroom with ensuite bathroom, modern kitchen and a separate guest cloakroom. The property also benefits from access to a private balcony, an underground car parking space and a separate secure storage cage.

The Knightsbridge Apartments boasts impressive reception areas, 24-hour concierge, security, valet parking and award-winning landscape gardens. The development includes world-class leisure facilities, a 20 metre swimming pool, gymnasium, health spa with treatment rooms and a private business suite for resident's use. Located on Knightsbridge opposite Hyde Park and within a short walking distance of Harrods, Brompton Road and Sloane Street, the West End and Kensington are a short drive away. EPC rating B.

Tenure: Share of Freehold

Guide price: £3,250,000

020 7893 8044

jake.irwin-brown@harrodsestates.com



Harrods

KNIGHTSBRIDGE OFFICE: 82 BROMPTON ROAD LONDON SW3 1ER T: 020 7225 6506

MAYFAIR OFFICE: 61 PARK LANE LONDON W1K 1QF T: 020 7409 9001

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KENSINGTON OFFICE: 48-50 KENSINGTON CHURCH STREET LONDON W8 4DG T: 020 3650 4600

HARRODSESTATES.COM



Morpeth Terrace, Westminster, SW1

£1,495,000

A stunning lateral apartment, located on the second floor of this imposing, sought after Victorian mansion block. The property has been sensitively restored and reconfigured as a luxurious one bedroom apartment and is now presented in immaculate condition. Benefiting from an elegant double reception room, the property has great proportions throughout with good ceiling heights and a bright outlook with views directly across to Westminster Cathedral. Approximately 954 sq ft (89 sq m).

Bedroom with en suite bathroom | Double reception room | Kitchen

Leasehold approximately 184 years



Eaton Terrace, Belgravia, SW1

£6,850,000

This beautifully presented townhouse has been recently refurbished and interior designed to a very high standard and specification. It benefits from a fully fitted kitchen leading onto a 40 ft landscaped garden. Approximately 2,669 sq ft (248 sq m).

Master bedroom with en suite bathroom | 3 further bedrooms | 2 shower rooms | Kitchen/dining room
2 reception rooms | Study | Garden

Leasehold approximately 128 years



Onslow Square, South Kensington, SW7

£1,600 pw

A beautiful two bedroom property on the first floor of a very well maintained building on Onslow Square in South Kensington. The apartment has original features, high ceilings, spacious balcony with views over two communal gardens. Approximately 1,390 sq ft (129 sq m).

2 double bedrooms | Bathroom | Reception room
Kitchen | Guest Cloakroom | Balcony

Available furnished for a long let



OUR WORLD

*Four members of Sotheby's International
Realty discuss the joy of opening in Belgravia*



SIMON TOLLIT
DIRECTOR CENTRAL LONDON SALES

The opportunity to join Sotheby's International Realty at such an exciting time of growth has been a real privilege. With our continued expansion and the opening of our new office in Belgravia, we have an opportunity to grow the business into one of London's leading residential estate agencies.

With 14 years of experience working in the Prime Central London property market, advising and selling some of the most exclusive properties in Belgravia, Knightsbridge and Chelsea, I am well placed to advise on the intricacies of the prime property market and indeed would consider myself to be very fortunate to work in such beautiful surroundings. Living in Wimbledon with two young children and the recent addition of a puppy, free time is not what it once was, but in the rare moments I have, I can be found on my road bike racing around the Surrey Hills.

020 7495 9580
simon.tollit@sothebysrealty.co.uk



Marsham Street SW1P
£3,500,000 leasehold
A sensational two bedroom penthouse apartment in the heart of Westminster.



SHEREEN MALIK
SENIOR SALES NEGOTIATOR

Coming from a background in law and finance I have been at the forefront of associating myself with people from different continents who have different requirements. Having joined Sotheby's International Realty in 2013, this previous experience has enabled me to exercise my skills and build and nurture relationships with new and existing clients.

Selling properties in some of London's most exclusive addresses is a unique experience and, whilst sometimes challenging, is an environment in which I thrive. We are a young and proactive team here at Sotheby's Realty, and I am excited to be working from our new office in Belgravia.

London is a vibrant and beautiful city that I am proud to have been born and brought up in. In my spare time, I am training to acquire my private pilot's licence and fly a Cessna 182. When I'm not in the air, I enjoy travelling, cooking and shopping.

020 7495 9580
shereen.malik@sothebysrealty.co.uk



Eaton Place SW1X
£5,400,000 leasehold
This three bedroom home is located in one of the most sought after streets in the area.



TOM BOND
SALES NEGOTIATOR

Having graduated from the University of Bath, I was delighted to be given the opportunity to work at Sotheby's International Realty with its global team of residential property specialists. I have relished the challenge of getting to grips with the Prime Central London property market and being involved in the selling of some unique and exceptional properties. London retains its pre-eminent position as a destination of choice for inward investors in the residential sector and it has been exciting getting to know both international and UK clients, each with their own very specific requirements. This has given me great pleasure and job satisfaction. Looking forward, I am very enthusiastic about the move to the Belgravia office and working in the surrounding areas.

Out of work, I am a passionate sportsman who not only works hard to maintain personal fitness levels, but also enjoys playing hockey and cricket at a competitive level.

020 7495 9580
tom.bond@sothebysrealty.co.uk



OLIVIA MCSWEENEY
LETTINGS MANAGER

I joined Sotheby's International Realty over a year ago looking for a new challenge, attracted by an exciting brand with huge growth potential. I have always had a keen interest and awareness in property as both my father and grandfather worked in the industry. After six years working in Central London Lettings, the most important thing I have learned is that this job is as much about people as it is about property. London attracts people from all around the world and it is my job to make the experience of finding and moving into a property as smooth and hassle free as possible. I endeavour to ensure that the experience of both finding and letting a property through Sotheby's Realty is enjoyable, with openness and transparency for both Landlords and Tenants.

When I'm not busy at work I enjoy being active and outdoors; with yoga, running, horse riding and tennis among my past times.

020 7495 9580
olivia.mcsweeney@sothebysrealty.co.uk



Morpeth Terrace SW1P
£1,495,000 leasehold
A stunning lateral apartment, located on the second floor of this imposing Victorian mansion block.



Chester Street SW1X
£3,950 per week
An immaculately presented six bedroom townhouse with wonderful reception space.

HOMES TO VIEW

FERNSHAW ROAD SW10

This four bedroom house offers fantastic accommodation arranged over four floors with an impressive garden to the rear.



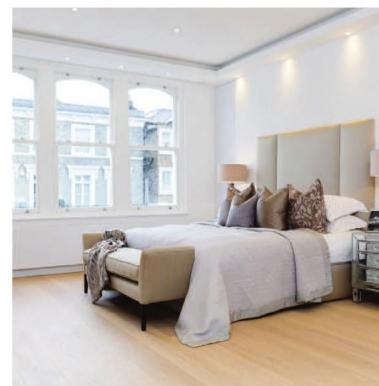
Finished to exacting standards throughout, this beautiful house offers flexible configurations and benefits from plenty of natural light. This is an excellent family home with large entertaining space across the raised ground floor and private garden.

Fernshaw Road is a short walk from the excellent range of shops, bars and restaurants of the Fulham Road and Hollywood Road. The nearest underground stations are Earls Court and Fulham Broadway.

020 7584 1771
chelsea@cluttons.com



FERNSHAW ROAD
SW10 – FREEHOLD
£6,350,000 – 4 bedrooms
EPC rating: C | Ref: SLO160020



250
YEARS
OF FORWARD
THINKING

cluttons.com

VINCENT SQUARE SW1P

A spacious family house in this prestigious square in Westminster finished to a high standard throughout.



VINCENT SQUARE
SW1P – FREEHOLD
£3,499,950 – 4 bedrooms
EPC rating: C | Ref: BEL160005

This rarely available four bedroom house in Westminster is arranged over four floors and has the additional benefit of a patio garden and roof terrace. With a double reception room and large kitchen diner, this property is the perfect family home.

The house is centrally located with three tube stations within easy reach, Victoria station being one which also offers National Rail Services. There are plenty of top rated schools in the local area and the open spaces of St James's Park are just moments away.

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Tamworth Street, Fulham, SW6 £875,000

Fulham and Chelsea 020 7736 6737
fulham.sales@kfh.co.uk

This newly refurbished two bedroom apartment boasts a spacious open plan reception, a bathroom and separate wet room, velux windows, and double doors from the kitchen that open onto a contemporary landscaped garden.

Located close to Fulham Broadway, this property is well situated for both West Brompton and Fulham Broadway underground stations.

- Two bedrooms
- Open plan reception
- Contemporary style
- Landscaped garden
- Excellent transport links
- Share of freehold
- EPC rating C



Gilston Road, Chelsea, SW10 £725 pw / £3,142 pcm

South Kensington 020 3040 6380
southkensington.lettings@kfh.co.uk

Beautifully refurbished and immaculately presented throughout, this split level one bedroom apartment features luxury finishes throughout, wooden floors and further benefits from porterage.

These former artist studios have been renovated to create a collection of bespoke and unique one bedroom apartments, finished to the highest quality. Well located for local amenities on nearby Fulham Road or Brompton Road.

- One bedroom
- One bathroom plus en suite WC
- Brand new
- Luxury finishes
- Wooden flooring
- Furnished
- EPC rating B

£210 tenancy agreement fee per property. Other fees apply, visit kfh.co.uk/lettingsfees

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Pottery Lane, Holland Park, W11 £1,795 pw / £7,779 pcm

Holland Park 020 3542 2120
hollandpark.lettings@kfh.co.uk

A unique four bedroom mews style house comprising a spacious reception room, four double bedrooms, three bathrooms, eat in kitchen and roof terrace. The property is flooded with natural light and benefits from great entertaining space and wooden floors throughout.

This property is within close proximity to Holland Park, Kensington Gardens, Portobello Road and Westfield shopping centre, with Holland Park underground station within walking distance.

- Four bedrooms
- Three bathrooms
- Eat in kitchen
- Wooden flooring
- Roof terrace
- Furnished or unfurnished
- EPC rating E

£210 tenancy agreement fee per property. Other fees apply, visit kfh.co.uk/lettingsfees

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HAMPTONS
INTERNATIONAL

SOLD



Bagleys Lane £4,850,000

A remarkable new house built to the highest specification, incorporating a clever combination of modern and traditional materials. **EPC:B**

SOLD



Bradbourne Street £3,000,000

A superb example of a Peterborough Estate house, located just south of Parsons Green. **EPC:C**

SSTC



Basuto Road £2,200,000

A superb four bedroom house presented in excellent condition situated on a prime street in the heart of Parsons Green. **EPC:D**

SSTC



Ackmar Road £2,500,000

An exceptional Victorian family home in this enviable location in the heart of Parsons Green, refurbished with considerable flair and eye for detail. **EPC:C**

SOLD



Coniger Road £2,500,000

An outstanding family house on the Peterborough Estate, arranged over four floors with well balanced accommodation and a west facing garden. **EPC:D**

SOLD



Clancarty Road £1,850,000

A newly refurbished Victorian house with a south facing garden, in this popular residential street running along the north side of South Park. **EPC:D**

Hamptons Fulham

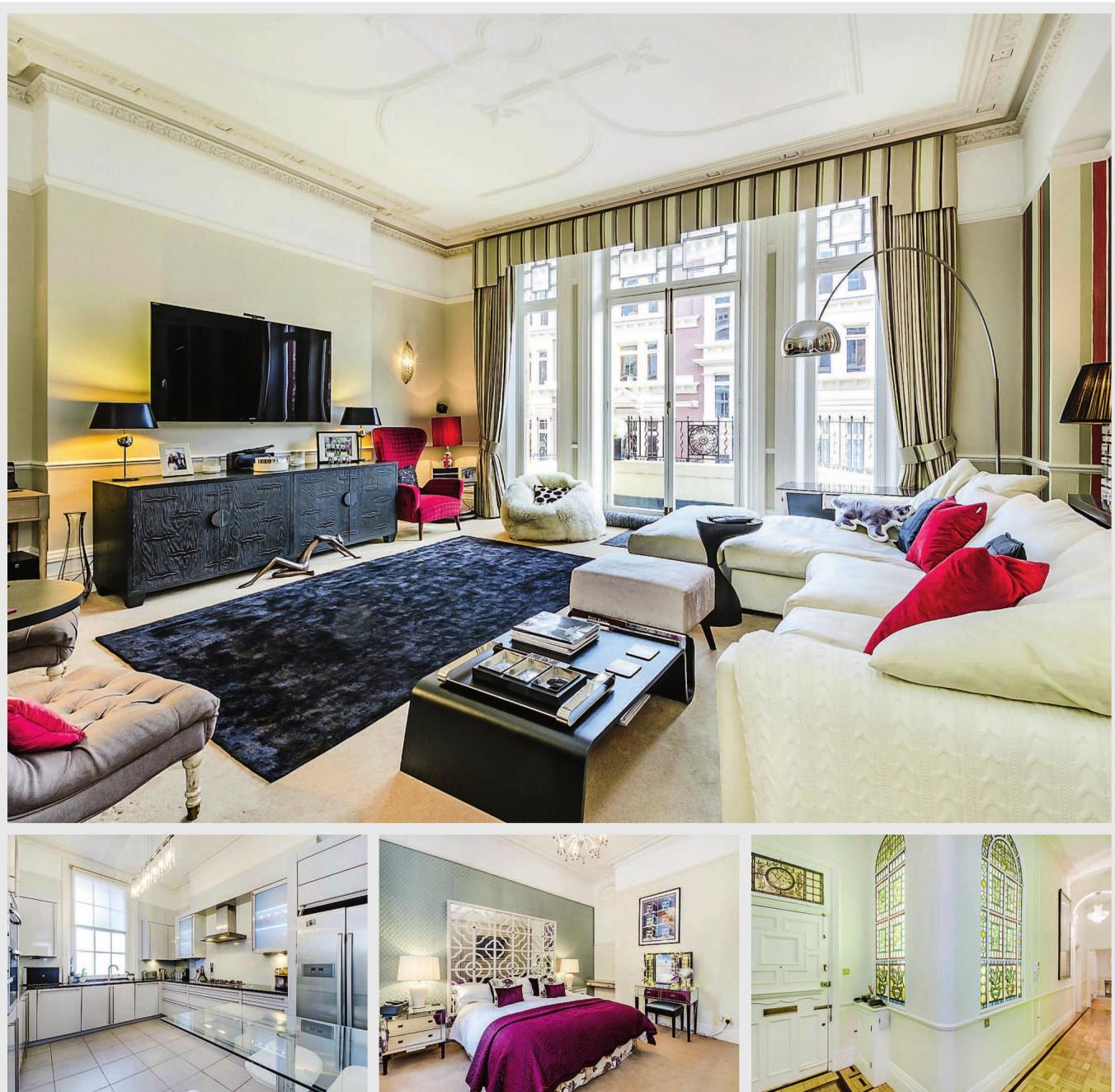
Sales. 020 7384 1001 | fulham@hamptons-int.com





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HAMPTONS
INTERNATIONAL



Carlisle Mansions, Carlisle Place, SW1P

An exceptional three bedroom mansion apartment offering 2,063 square feet of luxury living space in this prestigious mansion block with porter conveniently located for the amenities of Victoria. **EPC:D**

£1,750 per week* Unfurnished

- *Mansion Apartment*
- *3 Double Bedrooms*
- *Two Reception Rooms*
- *Eat in Kitchen*
- *2nd Floor with Lift*
- *Porter*

Hamptons Pimlico & Westminster

Lettings. 020 7717 5479 | pimwestlettings@hamptons-int.com



***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges

jackson-stops.co.uk



Moore Street, SW3

A five bedroom house with west-facing garden, located 0.3 miles from Sloane Square underground station. Reception room, kitchen/dining/family room, en suite master bedroom with dressing room, 4 further bedrooms, 2 bathrooms, study, WC; garden, balcony. EPC rating D

£5,250,000 Freehold

People Property Places

Offices in London and across the country

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020 7581 5881

chelsea@jackson-stops.co.uk





Jackson-Stops
& Staff



Winchester Street, SW1V

A newly refurbished private Thomas Cubitt style building offering a range of two and three bedroom accommodation, located in the "Pimlico Grid", 0.4 miles from Pimlico underground station.
EPC ratings TBC

Prices from £750,000 to £1,195,000 Leasehold

People **Property** Places

Offices in London and across the country

Pimlico
020 7828 4050

pimlico@jackson-stops.co.uk





Beaufort Street, SW3

A first floor apartment in a mansion block located just off the King's Road, and 1 mile from Sloane Square underground station. Reception room, kitchen, double bedroom, bathroom; balcony. Unfurnished. EPC rating D

£485 per week (*fees apply)
Chelsea 020 7581 8431



Victoria Street, SW1H

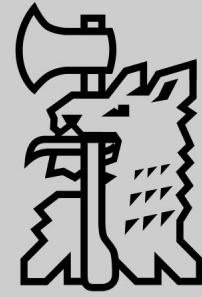
A second floor flat overlooking the internal courtyard of a Westminster mansion block, located 0.2 miles from St. James' Park station. Reception room, kitchen, 2 bedrooms, bathroom; porter. Furnished. EPC rating C

£650 per week (*fees apply)
Pimlico 020 7828 4050

* For full details of all associated fees please visit our website: www.jackson-stops.co.uk/london/tenants-service-charges.html

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teddington@jackson-stops.co.uk

Weybridge
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Ovington Square is a prime example of a successful instruction won by Jackson-Stops & Staff



MY MONTH

Toby Whittome, Director of Sales at Jackson-Stops & Staff Chelsea, reflects on the benefits of a friendly approach



What has been the most challenging aspect of your month?

A strange thing to admit, but winning instructions is not always easy with the stiff competition we face. However, we are very fortunate that with our rather more friendly, personal and hands-on approach, we do seem to attract a lot of the very nicest and most serious clients out there.

What has been your personal highlight?

We have won some fantastic instructions in the last week, ranging from a small but perfectly formed flat to a fabulous townhouse.

Describe an exceptional property that has come on to the market...

We have just taken on a beautiful house on Moore Street in Chelsea. The house has five excellent bedrooms and provides fabulous open plan entertaining space on

both the ground and lower ground floors, where the kitchen/family room leads out onto gorgeous west-facing garden, perfect for these warmer sunny evenings.

What has been the most surprising thing to happen to you?

I was viewing a house with an unbelievably nice and immaculately dressed lady who unfortunately did not know that duck weed covered water. Once I had managed to recover

Moore Street offers fabulous open plan entertaining space



her from the pond, she thankfully found the experience highly amusing, if initially rather shocking.

What has been the highest offer or the quickest sale to take place?

We put a leasehold property under offer at lunchtime and it had exchanged by the end of the same day! It really goes to show just how utterly invaluable good, well-prepared lawyers are.

How has the market been performing?

In truth a little slow. If you could really do with an extra bedroom, or your property now feels just that little bit too large, are you really incentivised to get on and make a move when you will be faced with such a vast and punitive tax bill? The answer is, of course, largely a 'no'. We are, therefore, facing reduced stock levels as a direct result and that, along with continued global uncertainties, has led to a slower spring market than we would have expected. However, the good news is that we are seeing high demand and strong prices are being achieved for those who do choose to sell.

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jackson-stops.co.uk

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EAST MEWS HOUSE, THE KNIGHTSBRIDGE, SW7

A luxury mews house with a private entrance in this exclusive Knightsbridge development. The property benefits from a very high specification and exceptional interior finishes and is offered to rent, with full use of The Knightsbridge facilities. These include use of the communal gardens, indoor swimming pool, gym, spa and an allocated underground parking space.

Furnished

£2,495 per week Subject To Contract (fees)

- * Master Bedroom
- * En-Suite Bathroom
- * Double Bedroom
- * Shower Room
- * Open Plan Reception/Kitchen
- * Balcony
- * Underground Parking
- * EPC Rating C

OnTheMarket.com

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Understanding the 'second home tax'

A year of change is unable to detract from the allure of London property – but buyers need to ensure they are equipped to navigate new circumstances

2016 is shaping up to be one of the most interesting periods for the UK property landscape in years – especially for the Capital. With a plethora of changes to the UK tax system already in motion, a recent London Mayoral Election and the controversial Brexit vote on the horizon, uncertainty has filled the city built of golden bricks.

Yet appetite for property is far from dwindling, demonstrated by figures from HMRC recording a 69.7 per cent rise in transactions in the UK during March, compared to the same time last year. Whilst property remains the preferred asset class for investment, people are needing to find fresh ways of navigating new circumstances to ensure their current portfolios and future plans are protected.

APRIL'S CHANGE IN TIDE

1st April brought with it a sweep of reforms for the UK property tax environment, where the Government introduced new rules and tax increases for property owners and buyers, affecting both individuals and companies.

A new 'tax on second homes' where the Chancellor introduced an additional 3 per cent above the current rate, now applies for purchases of additional residential properties, including buy-to-let properties, second homes, and property purchased for children's

occupation. For those currently holding property assets in a private company, the 1st also saw the threshold for the Annual Tax on Enveloped Dwellings (ATED) lowered.

TAXING ADDITIONAL PROPERTIES

For Stamp Duty Land Tax (SDLT), the tax you pay when buying a property in the UK, the additional 3 per cent on all additional homes has produced a number of unintended consequences. The misleading phrase 'second homes tax' has meant many current property owners do not consider themselves eligible for the charge. In reality, the wide-reaching net of the policies, including families who help their children on the property ladder and the inclusion of married couples as one entity for the purpose of the tax, means many more people will be affected than was initially realised. The additional charge will increase transaction costs substantially – for example, under the new system the SDLT payable on a £1,000,000 home will be £73,750 as opposed to £43,750 under the old system.

THRESHOLD LOWERED FOR PROPERTY ASSETS HELD IN COMPANIES

Under the new ATED rules, the tax threshold has been lowered so companies that own residential property valued at between

£500,000 and £1 million will now have to pay an annual charge of £3,500. Previously, the band had started at £1 million, but from 1st April 2016 any property that a company purchased for £500,000 or more from 1st April 2012 will be liable for ATED. This is likely to affect many buy-to-let investors, who perhaps only own one or two properties but have held them within companies for tax reasons.

PROPERTY REMAINS A SOLID INVESTMENT FOR THE FUTURE

Despite the changes, property is likely to continue to be a reliable investment and store of value, especially in the long term and as long as individuals are making expert-informed decisions. Although all individual circumstances are different, in many cases tax advice in this environment can enhance the investment viability of a property purchase or portfolio.

For more information on how this affects your assets, please visit ctatax.uk.com;

enquiries@ctatax.uk.com

UK office: 01858439033 Offices in London, Leicester, Dubai and Guernsey

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Queen's Gate Terrace, SW7

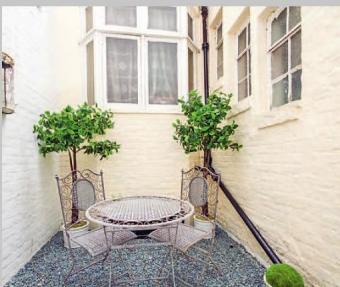
£1,895,000

A beautifully refurbished two bedroom apartment with outside space, in a white stucco building in the desirable Queens Gate Terrace



- Two bedrooms
- Large reception room
- Separate kitchen
- Outside space
- Energy rating d

South Kensington & Chelsea sales
020 7373 8883



chard.co.uk

Chard

Old Brompton Road, SW5

£1,200,000

A well presented two double bedroom flat with
loft style vaulted ceilings



- Two double bedrooms
- Master bedroom with en suite
- Separate kitchen
- Loft style reception room
- Period conversion
- Energy rating d

South Kensington & Chelsea sales
020 7373 8883

Coleherne Road, SW10

£1,195,000

A two bedroom, ground floor apartment,
benefiting of high ceilings, located in Chelsea



- Two bedrooms
- Raised ground floor
- Open plan reception
- Period features
- Newly refurbished
- Energy rating c

South Kensington & Chelsea sales
020 7373 8883

Penywern Road, SW5

A two bedroom apartment, located on the ground floor of a period building



£750,000

- Two bedrooms
- Separate kitchen
- Large reception
- Period features
- Outside space
- Energy rating d

South Kensington & Chelsea sales 020 7373 8883

Donovan Court, SW10

This apartment is spaciously arranged on the first floor of a well maintained mansion block



£895,000

- One bedroom
- First floor (with lift)
- Mansion block
- Separate kitchen
- Good order
- Energy rating c

South Kensington & Chelsea sales 020 7373 8883

Palace Gardens Terrace, W8

A beautiful double fronted house on a prime Kensington street



£4,500,000

- Double fronted house
- Four bedrooms
- Over four floors
- Palace Gardens Terrace
- Kensington high street (0.7m)
- Energy rating e

Notting Hill & Kensington sales 020 7243 4500

St. Marks Road, W10

A two bedroom flat with high ceilings on the top floor of a period building



£949,950

- Period conversion
- Top floor
- Two double bedrooms
- Separate kitchen
- Access to a terrace
- Energy rating c

Notting Hill & Kensington sales 020 7243 4500

chard.co.uk

Chard

Herbert Crescent, SW1X

A stylish seven bedroom furnished house, with lift in a mock Tudor style

£16,500 p/w



Seven Bedrooms
Five Bathrooms
Air conditioning
Swimming Pool
Lift
Energy Rating E

South Kensington & Chelsea lettings
020 7244 7711

Cheyne Place, SW3

This immaculately designed home offers living and entertaining space in Chelsea

£9,500 p/w



Seven Bedrooms
Six Bathrooms
Two Reception Rooms
Private Garden
Private Swimming Pool
Energy Rating D

South Kensington & Chelsea lettings
020 7244 7711

Fulham Road, Fulham Broadway, SW6
 An immaculate four double bedroom house
 on the border of Fulham and Chelsea



£1,500 p/w

- Solid mahogany wood flooring
- Fully refurbished
- Large open plan kitchen

Fulham lettings 020 7384 1400

Hestercombe Ave, Munster Village, SW6
 Family four double bedroom house with a
 private garden in the heart of Parsons Green



£1,170 p/w

- Feature fireplace
- Fulham Broadway station
- Energy Rating d

Fulham lettings 020 7384 1400

Munster Road, Parsons Green, SW6
 Modern two double bedroom flat with private
 decked patio and garden in Parsons Green



£597 p/w

- Two double bedrooms
- Spacious living room
- Open plan kitchen
- Large private garden
- Parsons Green Underground
- Energy rating d

Fulham lettings 020 7384 1400

Carnwath Road, Sands End, SW6
 Newly refurbished two double bedroom flat to
 let in a brand new development in Fulham



£565 p/w

- Brand new development
- Two bathrooms
- Spacious living room
- Private paved patio
- Parsons Green underground
- Energy rating b

Fulham lettings 020 7384 1400



LOCKETT INTERNATIONAL

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Villa Saint Vincent

Magnificent contemporary villa of 226 sq m (the final construction is due end of 2016) on 2 levels + cellar/basement of 70 sq m. The property, including 2,600 sq m garden, is situated in Bellet, a hill of Nice famous for its vineyards AOC Bellet Nice French Riviera.

€1,700,000

sales@lockettinternational.com



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Marina Baie des Anges, Villeneuve Loubet, French Riviera

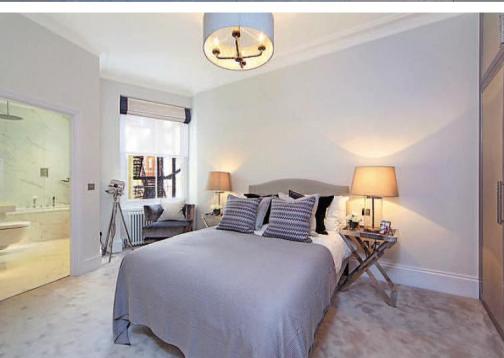
Marina Baie des Anges is a remarkable 16 hectare site including a marina and 4 giant pyramids like huge white waves rising 70 m above sea level.
Duplex renovated (3 bedrooms) in Ducal Building: 90 sq m + terrace + cellar + garage - Price €860,000
Apartment (3 bedrooms) in Ducal Building: 100 sq m + terrace + cellar + garage - Price €795,000
Apartment (2 bedrooms) in Commodore Building: 79 sq m + terrace + parking - Price €730,000

Prices from €730,000

sales@lockettinternational.com



A member of



Kensington Court, W8 Offers in excess of £2,000,000 Leasehold

A truly sophisticated and beautifully refurbished first floor apartment (with lift) which benefits from pretty views and plenty of natural light. Durward House is a prestigious porteried block which is quietly nestled behind Kensington High Street and Thackeray Street therefore benefitting from a wide range of local amenities. Kensington Gardens is also on the doorstep. EPC=D. Reception room, two bedrooms, two bathrooms, open-plan kitchen, lift, porter and balcony. **Joint Sole Agents**

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Courtfield Road, SW7 £1,225,000 Share of Freehold

Located on the first floor (with lift) in a handsome and imposing building, is this one bedroom apartment which benefits from fantastic proportions and enviable ceiling height. The exceptionally bright 674 sq ft (approx.) property offers pretty views over Harrington Gardens which the flat can enjoy the use of (subject to an annual cost). Courtfield Road is a popular address located just moments from Gloucester Road shopping facilities and underground station. EPC=C. Reception room, bedroom, bathroom, kitchen and communal garden. **Sole Agent**

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Portobello Road, W11 £1,150 per week Fees Apply

This maisonette benefits from high ceilings, an open ornate fireplace, large windows and two roof terraces. Ladbroke Grove and Westbourne Park underground stations are close by. EPC=F. Reception room, two bedrooms, two bathrooms, kitchen and two roof terraces. Furnished or unfurnished.

020 7221 2277 hannah@mountgrangeheritage.co.uk



Lansdowne Road, W11 £4,650 per week Fees Apply

Beautiful house with garden on this wonderful street in Notting Hill. The property has been designed and furnished with incredible flair to provide the perfect balance of family accommodation and elegant entertaining space. EPC=F. Two reception rooms, four bedrooms, three bathrooms, kitchen, garden and access to communal gardens. Furnished. **Sole Agents**

020 7221 2277 sophie@mountgrangeheritage.co.uk



Ledbury Road, W11 £1,500 per week Fees Apply

Unique apartment with its own front door on this fashionable street in the very heart of Notting Hill. This property has been designed and furnished to the highest standard. EPC=D. Reception room, three bedrooms, three bathrooms, kitchen and patio. Furnished or unfurnished.

020 7221 2277 neha@mountgrangeheritage.co.uk



Portland Road, W11 £1,895 per week Fees Apply

Fabulous house with garden on this quiet street in the heart of Holland Park just moments from all the shops and restaurants on Holland Park Avenue and minutes from the park itself. EPC=F. Two reception rooms, three bedrooms, two bathrooms, garden and roof terrace. Unfurnished.

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Lexham Gardens, W8 £1,395 per week Fees Apply

A pristine family flat arranged over the top two floors of a well-maintained period conversion. Accessed on the second floor, the property benefits from wood flooring, extensive storage throughout and floods of natural light. EPC=D. Two reception rooms, four bedrooms, study, three bathrooms, kitchen and roof terrace. Unfurnished. **Sole Agents**

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BEANEY PEARCE



Eaton Terrace, SW1W

£9,650,000

A stunning Five bedroom freehold white Stucco fronted house on the highly sought after Eaton Terrace, Spanning across almost 4000sqft split over five floors and finished to a very high standard throughout, there are three reception rooms, five bathrooms, a large eat in kitchen, a Nanny suite on the lower ground and finally large west facing garden, epc e

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BEANEY PEARCE



Eaton Square, SW1W

£6,350,000

A Three bedroom raised ground floor lateral apartment spanning across 1720sqft, benefiting from high ceiling and there is a great sense of space and light throughout.

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Lennox Gardens, SW1X

£3,595,000

This raised ground floor two bedroom lateral apartment has just had an extensive refurbishment throughout and has been finished to the highest of standards.

Chelsea Sales

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Cadogan Gardens, SW3

£3,600 p/w

A completely refurbished three bedroom maisonette arranged over the ground and lower ground floors of a red brick period conversion with a private patio terrace.

Chelsea Lettings

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Little Chester Street, SW1X

£2,150 p/w

An impressive newly refurbished five bedroom terraced house situated on this quiet residential street in the heart of Belgravia.

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BEANEY PEARCE



Stanhope Mews East, SW7 £3,250,000

An attractive four bedroom mews house with reception room, garage and roof terrace. The house has served brilliantly as a family home for many years. Energy rating e

South Kensington Sales 020 7838 1888



Queen's Gate Gardens, SW7 £2,650,000

A beautiful three bedroom, two bathroom apartment, with private outside space, benefiting from a lift and has access to communal Gardens. Energy rating d

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Courtfield Road, SW7 £375 p/w

A one bedroom apartment on the top floor of a red brick mansion block. The property is located within a short walk of Gloucester Road station, energy rating c.

South Kensington Lettings 020 7838 1888



Cranley Mews, SW7 £1050 p/w

A two bedroom, two bathroom mews house. The property benefits from an eat-in kitchen with double doors leading out on to the mews, energy rating d.

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Tenants fees apply: £180 per tenancy towards administration, £60 reference fee per tenant and £144 towards the end of tenancy check out report (all inc of VAT).

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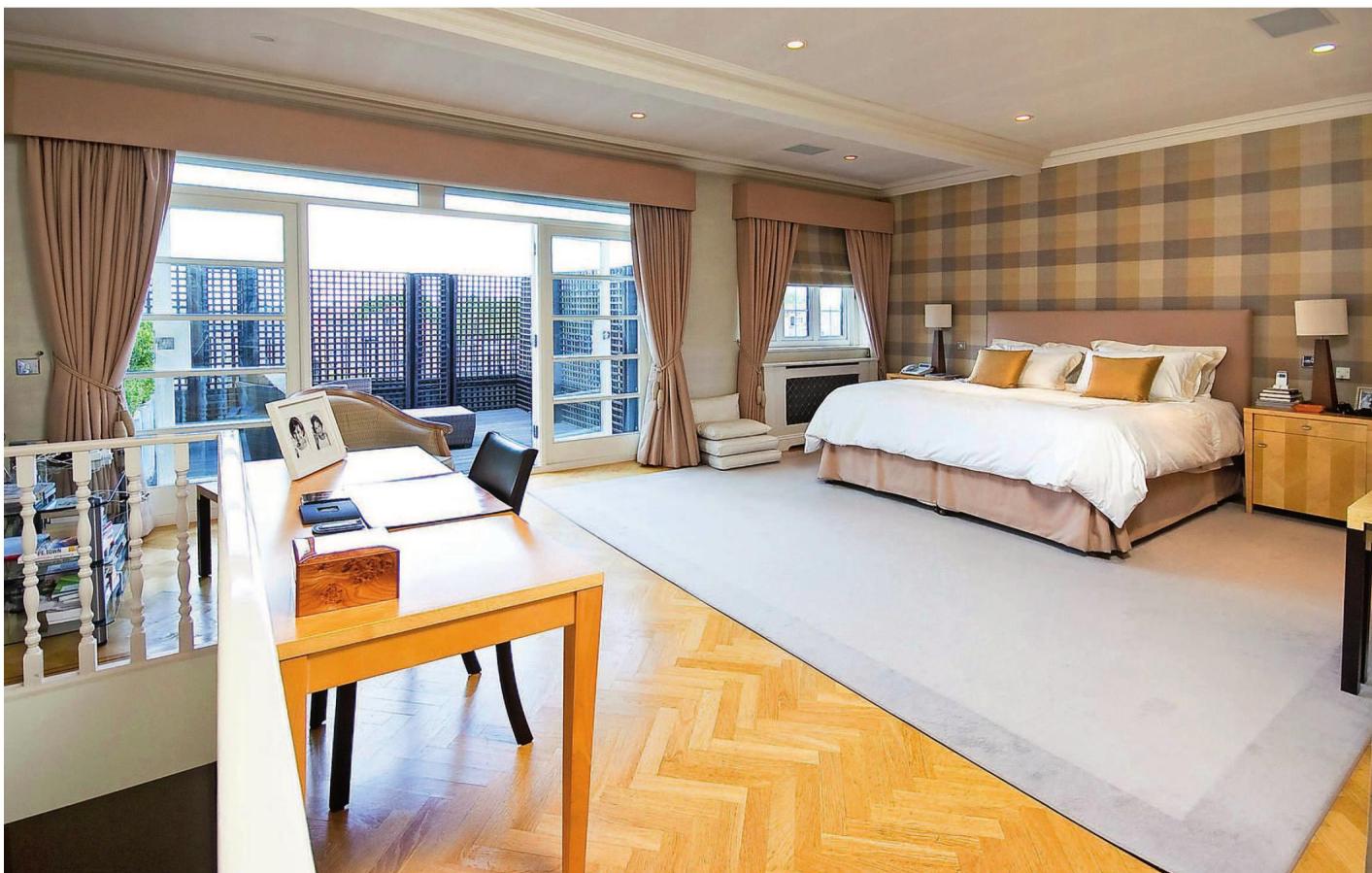
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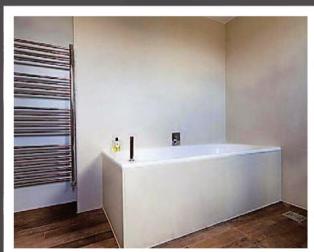
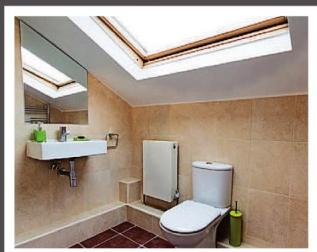


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